





HOUSING IN BOSTON

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HOUSING IN BOSTON

PART II - THE STATE OF BOSTON'S HOUSING PROGRAM IN AN URBAN AREA

Planning Department
Boston Redevelopment Authority
July, 1967

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INTRODUCTION

Seven years have passed since comprehensive data on the housing supply of Boston was surveyed by the 1960 Federal Census. It is the purpose of this housing study to update existing housing data, to describe changes that have occurred in Boston's housing market between 1960 and 1966, and to review the effects that Boston's development program had and will have on the housing supply of the City.

Special efforts were made to relate all data to Boston's individual neighborhoods. The City was therefore statistically divided according to its in-town areas as defined by its 10 GNRP study areas, the West End, and Beacon Hill and outlying areas, as defined by its 6 Improvement Areas. Data is also organized and analyzed according to the City's 11 Urban Renewal Project areas.

Limitations in up-to-date, 1966 data have restricted the scope of this study. For example, definitive vacancy rates and the number of substandard housing units in 1966 are difficult to calculate because of inadequate data. Nevertheless, trends are reported based on current information obtained from the Boston Building Department, the Boston Housing Authority, the Boston office of the Federal Housing Administration, the State Population Census, and the Boston Redevelopment Authority.

The findings which are outlined in the Summary are presented in greater detail in the study itself. Simply stated, however, housing changes evident between 1960 and 1966 occurred during a period in which the renewal projects were just being initiated. Aside from the West End Renewal Project, the earliest residential renewal project in Boston was Washington Park, which was approved in 1963. Most other residential projects have been in execution for less than six months to a year. Nevertheless, the impact of Boston's development program on the housing supply is already being felt and is to

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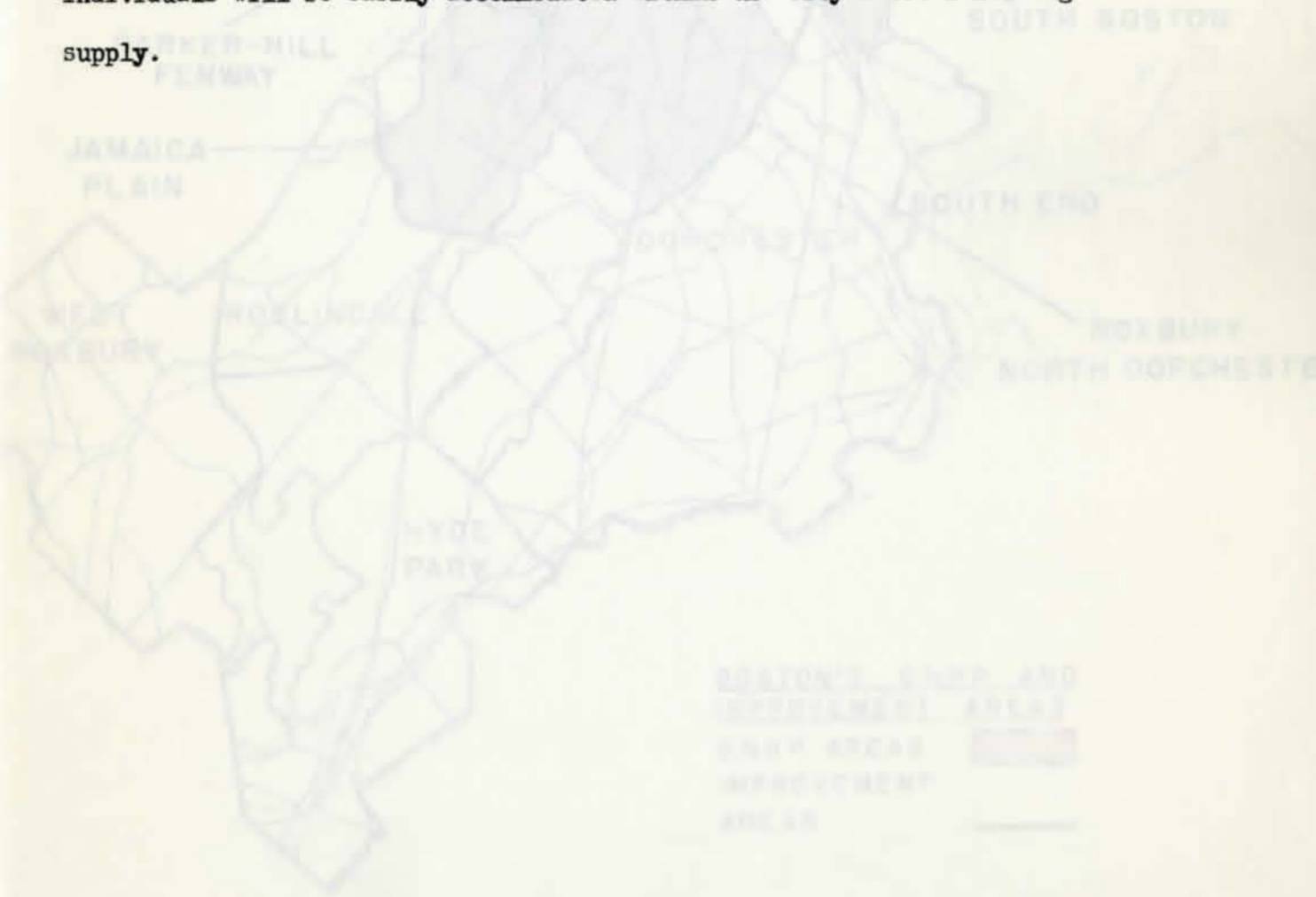
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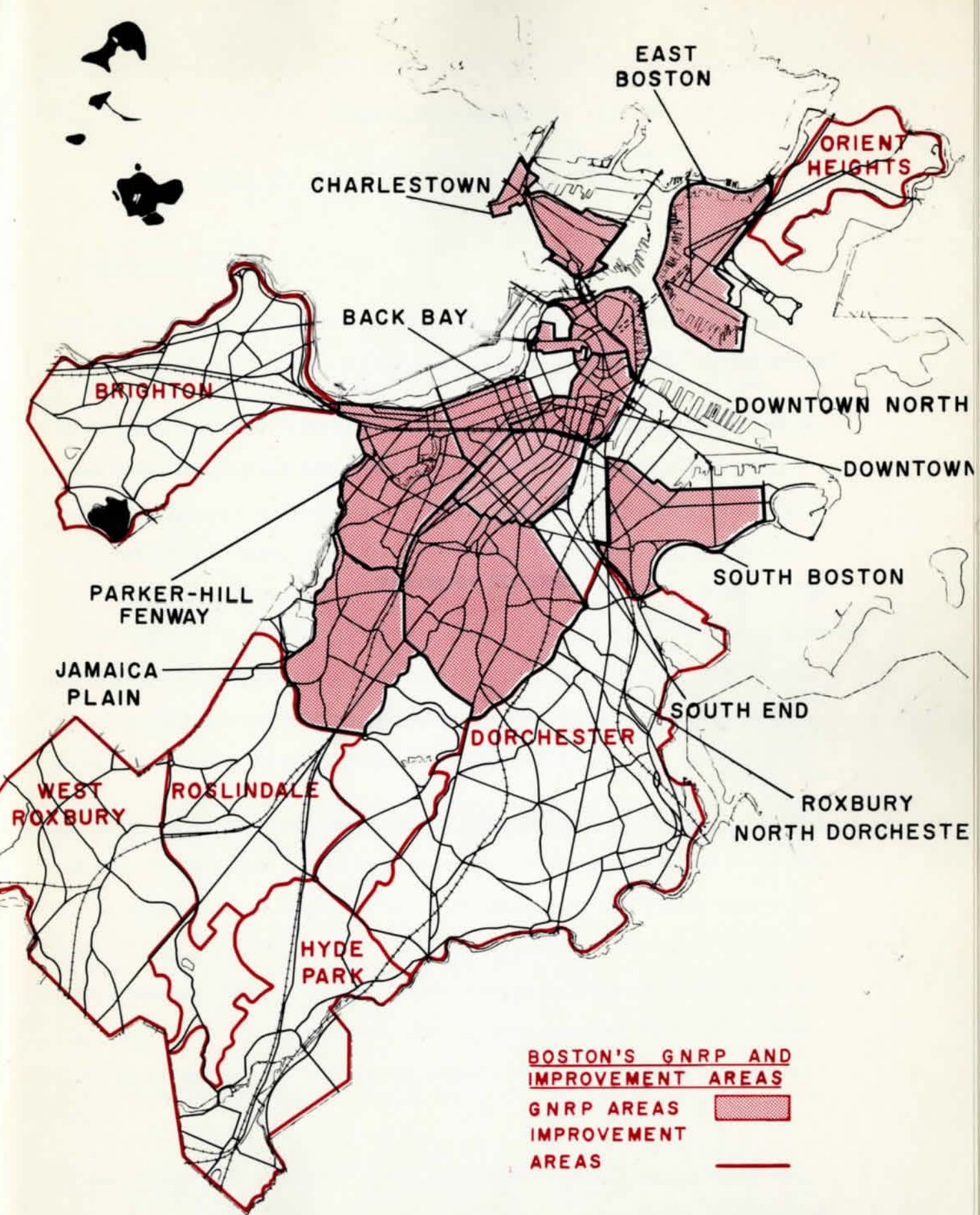
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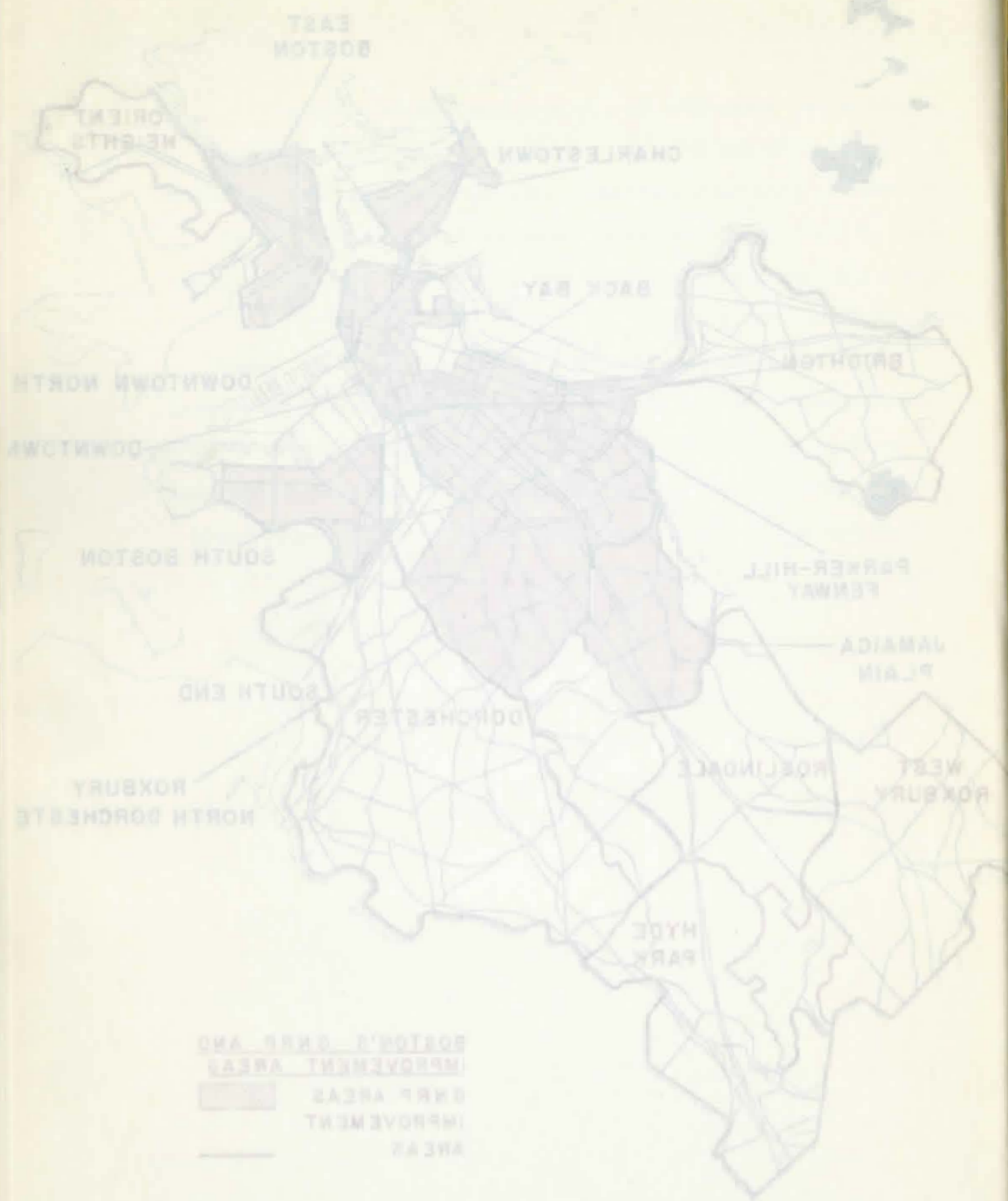
a large degree responsible for a housing boom that is underway.

Between 1960 and 1966, the new, moderate income housing that was constructed, the housing abandonment, the population losses in the in-town areas of the City, the increasing vacancies, and the construction of middle and upper income dwellings, have been the most significant changes affecting the housing stock.

In the next seven years, Boston's development program will result in a substantial increase of new low, moderate, and middle income housing in the City; a large portion of the City's existing housing will be upgraded through rehabilitation; and the rehousing needs of displaced families and individuals will be easily accommodated within the City's total housing supply.







Summary of Findings

PART I - HOUSING SUBSIDIZATION, 1945-1960

A Residential Construction Boom

Since 1945, the City of Boston has been riding out of the housing slump which overtook many cities. A housing boom is in fact clearly in the making.

The Building Department reports that building permits for 1959-1960 were 15% higher than applied for during 1958. Permits for about 12,000 units were actually approved and about 15,000 of these units have already been built and are occupied. This volume of activity compares favorably with the 1954 to 1956 period when only 10,000 units were applied for.

SUMMARY OF FINDINGS

Before 1945, in the seven-year period from 1941 to 1947, as that time building permits for approximately 20,000 dwellings were applied for. Most of the units, in that current construction building volume have remained and are in increasing stock of the 1947 to 1950 period.

The types of housing built between the three periods, 1947-1950, 1951-1955, and 1956 to 1960 have varied considerably. In the late 40's and early 50's the private housing market was predominantly single family houses in the outlying parts of Boston. During the same period, the City's large public housing projects such as Columbia Point and Mission Hill Apartments were also built. In fact, public housing accounted for almost 40% (about 7,000 dwellings) of all residential permits applied for between 1947 and 1955.

In the second half of the 50's, the nationwide economic recession as well as local conditions generally curtailed Boston's residential construction activity. New single family house construction continued. Both the

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Summary of Findings

PART I -- HOUSING CHARACTERISTICS, 1960-1966

A Residential Construction Boom

Since 1960, the City of Boston has been coming out of the housing slump which occurred after 1954. A housing boom is in fact clearly in the making.

The Building Department reports that building permits for 26,000 new dwellings have been applied for since 1960. Permits for about 23,000 units were actually approved and about 10,000 of these units have already been built and are occupied. This volume of activity compares favorably with the 1954 to 1960 period when permits for only 5,000 units were applied for. Before 1954, in the seven-year period from 1947 to 1953, we find that building permits for approximately 20,000 dwellings were applied for. What we see then, is that current residential building volumes have regained and may be exceeding those of the 1947 to 1953 period.

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In the second half of the 50's, the nationwide economic recession as well as local conditions severely constricted Boston's residential construction activity. Some single family house construction continued. Both the

A. Residential Construction Boom

Since 1960, the City of Boston has been coming out of the housing slump which occurred after 1954. A housing boom is in fact already in the making.

The building department reports that building permits for 25,000 new dwellings have been applied for since 1960. Permits for about 21,000 units were actually approved and about 10,000 of these units have already been built and are occupied. This volume of activity compares favorably with the 1954 to 1959 period when permits for only 7,000 units were applied for before 1954, in the seven-year period from 1947 to 1953, we find that building permits for approximately 20,000 dwellings were applied for. That we see now, is that current residential building volume has regained and may be exceeding levels of the 1947 to 1953 period.

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In the second half of the 60's, the nation's economic recession as well as local conditions strongly curtailed Boston's residential construction activity. Some single family house construction continued, both in

1954 Congressional cut in public housing appropriations and very strong local opposition to additional massive public housing projects caused this radical reduction in building permits for low income housing. Three-hundred and four dwellings of the total 5,000 units applied for between 1954 and 1960 were for public housing, built as smaller sized developments for the elderly.

Between 1961 and 1966, some major new trends in housing construction have become evident. Middle and upper income rental multi-family housing rather than sales housing accounted for the largest volume of new construction and building permits. This multi-family construction was most frequently built in 20 to 50 unit apartment houses in the outlying-improvement areas of Boston. The rental experience of the Charles River Park housing development in the West End and of 330 Beacon Street in the Back Bay has clearly demonstrated a strong demand for luxury, high-rise apartments in Boston's in-town areas. Recently constructed or under construction are numerous other middle to upper income housing developments such as those in the State-aided Whitney Street project in the Fenway, the Jamaicaway in Jamaica Plain, Prudential Tower in the Back Bay, and the Tremont-Mason building in the Central Business District. All told, of the 23,000 dwelling units with building permits issued since 1960, 7,700 or about 40% of the housing is being constructed in the in-town areas (in GMRP areas and in the West End and Beacon Hill) of the City with most of this being middle and upper income apartments. Of the total 10,000 units actually built and occupied in the whole City since 1960, 8,000 or 80% were privately built, middle and upper income developments.

Since 1960, only 628 units or 6% of the total housing constructed and occupied

was low income public housing for the elderly. No low income public housing for families has been built in Boston since 1954.

One of the most significant recent trends has been the creation of one thousand units (10% of all the housing recently constructed and occupied) of new moderate rental 221(d)3 housing. This type of FHA financed below market interest rate housing is designed for families who have incomes slightly above those needed to qualify for public housing. Since these moderate income families cannot afford the cost of new private housing, the 221(d)3 program has tapped a heretofore unmet housing demand. At the opening of the 84 units of Marksdale Gardens, the first moderate rent 221(d)3 development in Boston, over 1,500 families applied for admission. This extraordinary demand is now being met by the additional units already constructed and/or being rented. Another 3,000 to 4,000 (d)3 units were in advanced planning and design.

Boston's renewal program has been a significant factor in the production of new housing. Approximately 3,500 units or 35% of the total new housing built and occupied since 1960 was constructed in renewal projects such as Washington Park and the West End.

The 1966 national mortgage money shortage has probably reduced the number of recent building starts in Boston, and particularly adversely affected the construction of single family homes. However, the current loosening of credit, plus the momentum of Boston's renewal program will maintain, if not accelerate, the pace of new housing construction in this city for the next few years.

Housing Losses

Boston's supply of 238,000 dwelling units has remained constant in number since 1960, although there have been shifts in the quality, costs, location and availability of such housing as a result of demolitions, mergers, conversions, new construction, population changes, and other market forces. Since 1960 about 13,000 dwellings were demolished in the City. These demolitions occurred almost exclusively in the City's in-town areas -- 80% of the demolitions were concentrated in Roxbury-North Dorchester, the South End, and the West End. The housing that was removed was mostly substandard and low rental. Less than half of the demolitions were related to renewal actions and many of the demolished units had already been vacated through natural attrition and property abandonment.

Declining Population

The City's low cost housing inventory has been reduced through demolition since 1960; but during this same period, approximately 56,000 persons left the in-town (GNRP) areas of the City, and the outlying Improvement areas gained population by some 15,000 persons. The net loss of 41,000 persons to the whole City, or an estimated 14,000 families moving out of the City, cannot be explained by housing losses. The 10,000 new units constructed and the other 3,000 which were created through conversions, equal the number of housing units which were removed.

Decrowding and a reduction in the average family size may be one result of population loss; but what is also likely to have occurred is a substantial increase in vacancies in the City's existing housing supply.

Higher Vacancies

In 1960 nearly 4% of the City's housing was vacant and available for occupancy and another 2% was vacant but unavailable. The findings of this study indicate that these vacancy rates have probably increased, although the characteristics of such vacancies may be quite similar to those found at the time of the 1960 census. Vacancies tend to be concentrated in the City's poorest neighborhoods and many of these dwellings are in substandard condition and unsuited for occupancy. Vacancies are almost all found in rental housing. In 1960, less than 600 dwellings, or less than 1% of the 62,000 owner occupied units in the city were vacant and available as compared to 8,700 units or over 5% of the 172,000 rental units.

Available vacancies were mostly in small sized apartments (0-1 bedroom) with vacancies suitable for large families being very scarce and forty percent (40%) of all vacancies were located in the South End and Roxbury-North Dorchester.

Vacancies and vacancy rates are considered by most experts to be one of the most sensitive measures of housing availability and supply. The fact that Boston's vacancies are increasing indicates improvement in the local housing situation. On the other hand, the poor condition, undesirable locations, and the rental nature of such vacancies point to the need for further improvements.

Building Conditions

In 1960, 21% or 50,000 of the City's 238,000 dwellings were in substandard condition and over 40,000 of these substandard units were situated in in-town GNRD areas. It is interesting to note that 20% of rental occupied

housing was in substandard condition, whereas only 10% of owner occupied housing was substandard. The common belief that home owned housing is kept in better condition than rental housing is clearly borne out by 1960 census statistics for Boston.

Demolitions have reduced the amount of substandard housing in the City, yet, the continuing aging and deterioration of some housing and neighborhoods may be creating additional substandard conditions. Statistical sources were not available to be used for measuring the rate of housing deterioration nor the effects that publicly-aided and private rehabilitation, repairs, and home improvements may have had on housing conditions over the past six years.

The Minority Housing Market

In 1960 almost 50% of Boston's non-white families were living in substandard housing as compared to only 12% of white families. The high proportion of non-whites living in bad housing is in part a reflection of low income. In absolute numbers there are actually more whites living in substandard housing (30,000 families) than non-whites (10,000 families). Racial segregation is probably still a major factor responsible for the heavy concentration of Negro families in the South End and Roxbury living in substandard conditions.

Since 1960 the housing demolitions, the relocation of 2,300 families and individuals from the Washington Park area into standard housing and the construction of over 1,000 new dwellings in the Washington Park area has improved minority housing conditions. Yet, definitive statistics on the

non-white housing situation would have to take account of Negro migration patterns, the local rate of housing deterioration and the rental and the current cost structure of minority housing. Such data is not now available.

Housing Costs

According to the Bureau of Labor Statistics, rents in Boston's Metropolitan area have increased some 16% since 1960. It is difficult to determine how such rent increases have affected the City of Boston's housing stock, how such rent increases vary between neighborhoods, and how trends in rentals relate to increases or decreases in the purchasing power of Boston's families.

Home economists and housing experts generally agree that families should not pay more than 20% to 25% of their income for rent. In 1960 it was apparent that about 60,000 families or nearly 40% of Boston's renters paid over one-fourth of their income for rent and as many as 38,000 of these families paid more than 35% of their income for rent. Almost half of the families living in rental substandard housing and 37% of those in rental standard housing paid more than a quarter of their income for rent. The large number of families who pay rentals in excess of what they can afford testify to Boston's shortage of decent housing at costs people can afford. This report estimates that if standard housing were to have been provided in 1960 at rents that all of Boston's families could afford (25% of income), the City's 50,000 substandard dwellings would have had to be brought up to standard condition. The rents of both half (25,000) of the substandard units as well as another 47,000 standard units would have had to be reduced in order to be within the means of the occupants.

PART II

THE EFFECT OF BOSTON'S DEVELOPMENT PROGRAM

ON THE CITY'S HOUSING STOCK

Upgrading Substandard Housing Through Renewal

When Boston's development program was first formulated in 1960, ten in-town GNRP study areas were delineated and Mayor Collins called for "a large-scale urban renewal program with the accent on neighborhood rehabilitation rather than clearance." These ten GNRP areas contained 130,000 dwellings, more than half of the City's 238,000 units.

By 1966, eleven Federally-aided urban renewal projects had been approved. These projects contained a total of 47,000 dwellings -- 20% of the City's total housing. More than 19,000 of these dwellings were in substandard condition in 1960 and the upgrading of these dwellings through the renewal process will alleviate 40% of the City's substandard housing conditions.

Untreated Substandard Housing in GNRP and Improvement Areas

The Improvement Areas and GNRP areas outside of urban renewal projects contained 31,000 or 60% of the City's substandard housing. These areas and particularly their sub-areas, with concentration of blight, do not yet benefit from special rehabilitation, new construction, or property improvement programs which can effectively eliminate substandard conditions. Thus, in 1966 Boston still has a serious need for new programs in GNRP and Improvement Areas. The city has recently applied for funds to undertake a Federally-aided Code Enforcement Program in the western

part of Jamaica Plain and in the Field's Corner-Ronan Park section of Dorchester. Planning funds for the new Model Neighborhood Program for the Roxbury GMRP (Excluding Washington Park) and contiguous parts of Jamaica Plain and Dorchester have also been requested. If approved, these new Federal programs would encompass 34,500 dwellings of which 11,700 units were considered substandard in 1960.

What we see then is that Boston has been extending Federally-aided urban improvement programs to cover more and more parts of the City. The housing components of these programs are designed to stimulate the flow of mortgage money and credit into the community at favorable terms through special FHA mortgage insurance, rehabilitation grants, technical assistance, and direct, below-market interest loans. As part of these projects, comprehensive plans for the overall improvement of each neighborhood are required. However, neighborhoods which are not in renewal projects or in approved code enforcement areas are not eligible for most of the special loans and rehabilitation aides, even if their need for such assistance is great. The Federal project-by-project approach to revitalizing the City still leaves many neighborhoods unassisted.

New Housing Constructed and to be Constructed Through Renewal

Approximately 8,000 families and individuals have and will be relocated due to urban renewal activities since 1960. At the same time, 16,000 to 17,000 new dwellings are and will be constructed and 32,000 rehabilitated through urban renewal. As of 1966, about 6,000 families and individuals remain to be relocated and 13,000 to 14,500 new units of housing to be

part of London Plains and is the City's Center-Point Park section of
 Dorchester. Planning funds for the new Model Neighborhood Program for
 the Federal HUD (Housing Washington Park) and contiguous parts of London
 Plains and Dorchester have also been requested. It appears, then, that
 Federal program would encompass 35,000 dwellings of which 11,000 units
 were considered outstanding in 1960.

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 through urban renewal. As of 1965, about 6,000 families and individuals
 remain to be rehoused and 11,000 to 16,000 are waiting to be

constructed. These figures illustrate how renewal plans will provide a surplus of new housing over that cleared and help rehabilitate a vast amount of existing housing.

The new housing constructed will be for low and moderate as well as for middle and upper income families. A major objective of Boston's General Plan is to restructure the City's neighborhoods so that they house a diversity of income groups with a social composition similar to that of the greater Boston region. Consequently, the new housing that is planned in urban renewal projects will consist of more moderate, middle and upper income residences in these neighborhoods than heretofore existed.

Low Rent Public Housing

At least 1,500 to 1,600 new units of low income public housing will be constructed in renewal projects. The slow pace of public housing construction over the past ten years will be speeded up by the plans and pressures of urban renewal. More than half of the Boston Housing Authority's 1,500 units now in construction or advanced planning are located in renewal projects.

Nevertheless, public low income housing even as planned in renewal projects is primarily for the elderly (only 300 to 500 units of family public housing are thus far planned in Renewal Projects). The renewal program is relying most on the City's existing housing, on rehabilitation and, on the new rent subsidy programs for the provision of new and improved low rent family housing.

Moderate Rent 221(d)3 Housing

The major thrust of the renewal housing program has been to construct moderate income 221(d)3 housing. Such housing is usually sponsored by non-profit groups and rent can be as low as \$75/month, including heat and utilities, for a one bedroom apartment.

More than 7,000 221(d)3 dwellings are planned in renewal projects, and as of the writing of this summary (July, 1967) 1090 (d)3 units were constructed or under construction in the Washington Park project, and another 500 dwellings have been built and are occupied in the Castle Square development in the South End project.

Rent Subsidies

Rents in the 221(d)3 developments can be reduced for some low income families by using the new rent subsidy programs. Two basic rent subsidy programs, approved by Congress in 1965, are now being put to use in Boston. These are the Rent Supplement programs administered by the Federal Housing Authority (FHA) and the Leased Housing Program (sometimes referred to as "Instant Housing") administered by the Boston Housing Authority (BHA).

The Rent Supplement program enables FHA to subsidize the rentals of low income families in new or rehabilitated housing, financed with market interest rate 221(d)3 mortgages. The Leased Housing program enables the local housing authority (BHA) to lease standard dwellings in old, as well as new housing and to subsidize the rentals for low income families.

Housing Act 2011

The major thrust of the Housing Act 2011 has been to encourage private sector housing. Local housing is usually operated by non-profit groups and rent can be as low as £15/month, including heat and utilities, for a one bedroom apartment.

More than 7,000 new dwellings are planned in renewal projects, and as of the writing of this essay (July, 1997) 1000 (4) new were completed or under construction in the Washington Park project, and another 500 dwellings have been built and are occupied in the Castle Square project in the South End project.

Local Authorities

There is the 2011(4) development can be reduced for some low income families by using the new rent subsidy program. The basic rent subsidy program, approved by Congress in 1997, are now being put to use in Boston. There are the local government programs administered by the Boston Housing Authority (BHA) and the Boston Housing Program (BHP) (sometimes referred to as "Boston Housing") administered by the Boston Housing Authority (BHA).

The local government program enables BHA to subsidize the rents of low income families in new or rehabilitated housing, known as rent subsidy. The local government program enables the local housing authority (BHA) to lease standard dwellings in all, as well as new housing and to subsidize the rents for low income families.

Prior to the enactment of these federal subsidy measures, forty dwellings in the Marksdale Gardens, Academy Homes, and Charlamé Gardens (221(d)3 developments (built in Washington Park) were subsidized as an experimental demonstration.

Rent Supplements

Boston's first FHA Rent Supplemented units are now under construction. This is Charlamé II, a 221(d)3 development in Washington Park with 38 dwellings. Another 360 dwellings in 15 buildings, located in the Washington Park renewal project and in the Roxbury-North Dorchester area, are currently being rehabilitated by Maurice Simon and Insoft Realty Corporation, and all 360 units will be rent supplemented. This developer and realty corporation expect FHA approval for an additional 400 dwellings which they also propose to rehabilitate with 221(d)3 financing and have supplemented for low income families. All told, at least 800 FHA rent supplemented units can be expected to be created in Boston in the coming year or two.

The Federal House of Representatives has recently voted against funding the Rent Supplement program beyond present commitments. The Senate may vote to restore these funds and a compromise could be worked out; but even if the supplement program is killed for the near future, the Leased Housing program was funded and will continue to provide for low income subsidies.

Leased Housing (Short Term)

In October of 1966, Boston's City Council authorized the Boston Housing Authority to obtain funds for leasing 1,000 dwellings for low income families.

To date, 130 dwellings have been leased by the BHA (fifty of these in the new 221(d)3 housing in South End's Castle Square).

Long Term Leasing

Another new method of creating low rent housing is available through the long term leasing provisions of Section 10C of the Housing Act of 1964. Under this Section, Housing Authorities can purchase or lease dwellings from private owners for terms from 10 to 40 years. The Boston Housing Authority has recently used this program to enter into an agreement with St. Joseph's Church (the sponsor of 140 unit 221(d)3 development in Washington Park) to lease 52 dwellings for low income families.

Middle and Upper Income Housing

Between 6,500 and 7,000 new dwellings for middle and upper income families are planned in renewal projects. Four renewal projects -- the West End, the Fenway, the Central Business District (CBD), and the Waterfront will contain all of these higher rent residences with the exception of 400 dwellings to be built in the South End and South Cove.

These new housing developments are generally high rise apartment buildings designed for centrally located in-town living and built on high value land.

Sales Housing and Home Ownership

Only 350 to 450 dwellings are planned to be constructed for sale (home

ownership) in renewal projects. This small number of units programmed for home ownership is related to the in-town location, high density, and rental nature of renewal neighborhoods. Only 5,000 units out of the total 47,000 in renewal projects were home owned. Some renewal projects such as the Waterfront, the West End, the CBD and the Fenway are clearly unsuited for home ownership housing while others such as Washington Park and Charlestown would benefit from an increase in home owners; however, the costs of constructing new single family detached or even row housing for sale are quite high. In the Washington Park project, Phalanx homes (now called Hilton Terrace) a 15 unit development of sales housing is currently under construction. These two and three bedroom homes will cost between \$17,000 and \$18,600 each with principal, interest and taxes costing between \$128 and \$143/month (with a 30 year, FHA 220 mortgage and \$2,000 downpayment).

Perhaps the most significant reason why more sales housing is not being built through renewal is that there are no federal or other financing programs which would reduce monthly costs (using below market interest rates and long term mortgages or other forms of subsidy) to enable moderate and low income families to afford home ownership of new housing constructed in in-town areas.

Cooperatives

The 221(d)3 program does allow for cooperatives and many of the new dwellings built in Washington Park, the South Cove and the South End will be built and then turned over to cooperative ownership and management. Boston's first (d)3 cooperative is the 317 unit Academy Homes II development in Washington Park now being rented. Rents start at \$75/month for a one bedroom apartment and a total downpayment of \$178 is required for each apartment. A second cooperative will shortly be constructed in the South Cove and is sponsored by the Chinese community in the area.

Rehabilitation

Over 3,700 dwellings have been or are now being rehabilitated through renewal assistance and almost 8,000 inspections have been completed. Yet, rehabilitation is a slow process. When dealing with homeowners, their individual financial means and special requirements and desires must be taken account of and the time consuming procedures of processing loans through local banks or through FHA and HUD are involved.

To date, private funds have actually been used in two-thirds of the rehabilitation work, most of which has taken place in the Washington Park project. It may well be that these private funds were used by the more affluent Washington Park homeowners who have been the first to fix up their residences. Lower income owners can now depend on direct 115 rehabilitation grants of up to \$1500 for homeowners who earn less than \$3,000 a year.

Section 312 Loans now also enable owners to rehabilitate their properties with very favorable financing. Under Section 312, loans at the below market 3% interest rate for as long as 20 years are being made. Boston has more 312 loans and 115 grants than any other city in Region I, although these only total 124 loans and grants for 236 dwellings.

Over 170 property owners with 1,000 dwellings have financed their improvements using FHA's 220 mortgages for multifamily housing. Another 840 dwelling in multifamily structures are being rehabilitated in renewal projects using 221(d)3 financing.

Only 60 properties or 150 dwellings were rehabilitated using Conventional Bank Loans.

Rehabilitation

Over 2,100 dwellings have been or are now being rehabilitated through financial assistance and almost 6,000 inspections have been completed. Yet, rehabilitation is a slow process. When dealing with homeowners, their individual financial means and special requirements and desires must be taken account of and the time consuming procedures of processing loans through local banks or through FHA and HUD are involved.

To date, private funds have actually been used in two-thirds of the rehabilitation work, most of which has taken place in the Washington Belt project. It may well be that these private funds were used by the more affluent Washington Belt homeowners who have been the first to line up their applications. Lower income owners can now depend on direct HUD rehabilitation grants of up to \$1200 for homeowners who earn less than \$7,000 a year. Section 312 loans now also enable owners to rehabilitate their properties with very favorable financing. Under Section 312, loans at the below market 3 1/2 percent rate for as long as 20 years are being made. Boston has more 312 loans and 112 grants than any other city in Region I, although there are only 156 loans and grants for 636 dwellings.

Over 170 property owners with 1,000 dwellings have financed their improvements using FHA's 280 mortgages for multi-family housing. Another 840 dwellings in multi-family structures are being rehabilitated in renewal projects using HUD's 281(d) financing.

Only 60 properties or 120 dwellings were rehabilitated using Conventional Bank loans.

Average rehabilitation costs were \$2,400 per unit, although the range of improvements varied from 115 grants which averaged \$1,000 each to major multi-family rehabilitation jobs. Rent increases and increases in carrying costs due to rehabilitation also varied from no increase up to 10% and 30% rent increases depending on the extent of the work done.

Boston's Development Program Outside of Renewal

The primary component of Boston's Development Program til recently has been urban renewal projects which affect the in-town areas of the city most directly. Code Enforcement and the Model Cities program are new tools although in Boston, these programs are awaiting Federal funding.

Housing outside of renewal projects and particularly in the City's Improvement Areas is affected by the government, by the actions and policies of FHA, and BHA, and the City's zoning and code enforcement agencies.

The findings of this report show that the city's outlying areas have the best condition housing, the highest proportions of home ownership, and the lowest vacancy rates.

The FHA has recently financed numerous multi-family developments in these improvement areas including some lower cost 221(d)3 housing. However, (d)3 built outside of renewal areas is usually sponsored by private limited dividend corporations ~~does~~ not benefit from renewal land write downs and ~~tand~~ to have rentals which are \$15 to \$40 more per month than rentals for comparable sized apartments in 221(d)3 housing built in renewal areas.

The BHA has plans for constructing some 470 public housing units for the elderly but no family housing in Improvement Areas. The low vacancy rates

average rehabilitation costs were \$2,500 per unit, although the range of expenditures varied from \$15,000 which averaged \$1,000 each in major multi-family rehabilitation jobs. These expenses are included in carrying costs and in rehabilitation also varied from no increase up to 10% and 20% rent increases depending on the extent of the work done.

Housing's Development Program Outside of Boston

The primary component of Boston's Development Program (II) housing has been urban renewal projects which affect the in-town areas of the city and directly. Code Enforcement and the Model Cities program are now under study. In Boston, these programs are waiting Federal funding.

Housing outside of renewal projects and particularly in the City's Improvement Areas is assisted by the Government by the various and policies of FHA, HUD and the City's housing and code enforcement agencies.

The findings of this report show that the city's existing areas have the best condition housing, the highest proportion of new ownership, and the lowest vacancy rates.

The HUD has recently financed numerous multi-family developments in these improvement areas including some low cost (20%) housing. However, (d) public outside of renewal areas is usually sponsored by private limited dividend corporations and not benefit from renewal land write down and results have been mixed which are \$15 to \$40 more per month than renewal for comparable sized apartments in (20%) housing built in renewal areas.

The HUD has plans for constructing some 600 public housing units for the elderly but no family housing in Improvement Areas. The low vacancy rates

of Improvement areas may make housing in these areas relatively unavailable to lower income groups. More effective methods of integrating low and moderate cost housing into Improvement Areas must be found if the General Plan's goal of dispersing low income families throughout the City is to be achieved. The increasing scarcity of vacant land in the Improvement Areas also indicates that less and less new housing will be built here in the future. In the City as a whole, there will probably be a growing shortage of single family homes which are most desired by Boston's homeowners. Boston's Metropolitan Area housing market is providing more opportunities for single family dwellings and is luring many of Boston's families to move outside of the City.

Improving Minority Housing Conditions

Eighty percent of Boston's Negro population lives in the South End and the Roxbury-North Dorchester GNRP areas; and three urban renewal projects are already approved for these areas. These are the South End, the Campus High, and the Washington Park Urban Renewal projects. With the approval of the Model City program, the remainder of the Roxbury-North Dorchester GNRP and contiguous parts of Dorchester and Jamaica Plain will come under some form of public improvement program. Boston, in what is probably an unprecedented accomplishment, will then be using federal urban improvement programs to assist anywhere from 80 to 90 percent of its Negro residents. All of these projects with the exception of the Campus High emphasize rehabilitation and incorporate the construction of new low and moderate cost housing and new and improved community facilities.

The 1,500 units of 221(d)3 housing now occupied or in construction in the South End and Washington Park are already providing decent housing

for a large number of minority families. The remaining 4,500 new dwellings soon to be constructed in the three approved renewal projects listed previously will similarly provide an incisive improvement in minority housing conditions. The rehabilitation and the environmental improvements in Washington Park and in the South End that are already underway and in planning will also do much to revitalize these communities.

It should be emphasized that in view of the large amount of new and rehabilitated housing activity now underway, families to be relocated can take advantage of these new housing opportunities and it is more possible than ever before to "stage relocation" so that the small proportion of families that must be relocated are moved into new or rehabilitated housing before their substandard housing is torn down.

Adequate Rehousing

This report indicates that in the aggregate, rehousing resources exist in Boston to adequately meet the needs of the 5,900 families and individuals that will be displaced by renewal programs and the 2,000 households that will be displaced by the Inner Belt and Southwest Expressway in the coming seven years.

New housing and rehabilitated housing as outlined in this summary will be available as a result of private as well as BHA and FHA sponsored building activities in and outside renewal areas. Increasing vacancies in the City's existing housing stock and the turnover of about 35,000 standard condition dwellings annually in the City will provide further opportunities for securing adequate rehousing. Furthermore, priorities are given to families and individuals displaced by public action, which insures them of being able to secure public housing or 221(d)3 housing

accommodations if they so choose.

It is interesting to note if, for some reason, the objective were adopted of relocating all the families displaced by renewal entirely within renewal projects, even this goal could be achieved by subsidizing, for low income families, 25% of the new 221(d)3 dwellings to be built in renewal projects or making approximately 2,000 units of the housing to be rehabilitated available at low rentals for displaced families.

PART I -- HOUSING CHARACTERISTICS, 1960-1966

1. INTRODUCTION

In 1960, the population of Boston was 650,000. In that year, there were 125,000 dwelling units in the city. According to the 1960 Census, 41,000 or 32.8% of these dwelling units were detached and 7,500 or 5.9% were vacant.

The purpose of this report is to describe to the extent information is available and analyze changes which occurred during 1960-1966 affecting the quantity and quality of Boston's housing stock. Comprehensive data

PART I -- HOUSING CHARACTERISTICS, 1960-1966

the 1960 Census. Since these data are now six to seven years out of date, this section has the limited objectives of:

1. Describing new housing construction, demolition, and other significant housing changes that have occurred in the city since 1960.
2. Determining whether housing vacancies in Boston have increased since 1960.
3. Relating selected past housing trends and characteristics reflected by 1960 Census data to the current housing situation.

2. HOUSING GAINS AND LOSSES, 1960-1966

1. Housing Gains Through New Construction

In the past six years the bulk of the new housing in Boston

PART I -- HOUSING CHARACTERISTICS, 1960-1966

A. INTRODUCTION

In 1960, the population of Boston was 690,600. In that year, there were 238,500 dwelling units in the City. According to the 1960 Census, 49,600 or 20.8% of these dwelling units were substandard and 9,300 or 3.8% were vacant.

The purpose of this section is to describe to the extent information is available and analyze changes which occurred during 1960-1966 affecting the quantity and quality of Boston's housing stock. Comprehensive data describing the City's housing are only available from the 1960 Census. Since these data are now six to seven years out of date, this section has the limited objectives of:

1. Describing new housing construction, demolition, and other significant housing changes that have occurred in the City since 1960.
2. Determining whether housing vacancies in Boston have increased since 1960.
3. Relating selected past housing trends and characteristics delineated by 1960 Census data to the current housing situation.

B. HOUSING GAINS AND LOSSES, 1960-1966

1. Housing Gains through New Construction

In the past six years the bulk of the new housing in Boston

has been constructed in the outlying Improvement Areas. Some 221(d)(3) housing has been built and occupied, a small amount of public housing for the elderly has been constructed, but the majority of Boston's new housing has been middle to upper income apartment dwellings.

In 1966, Boston experienced a housing construction boom. Presently under construction or soon to be constructed are a large number of luxury apartment dwellings and 221(d)(3) housing units in addition to some public housing.

Findings

a. An estimated 10,000 new housing units were built and occupied in the City between 1960 and November 1966. Of the housing built and occupied, the following general distribution of housing types was evident:

HOUSING BUILT & OCCUPIED 1960 TO NOVEMBER 1966

| <u>Location</u> | <u>Type of Housing</u> | | |
|-------------------|--------------------------|-----------------------|----------------|
| | <u>Private 221(d)(3)</u> | <u>Public Housing</u> | <u>Private</u> |
| GNRP Areas | 568 | 226 | 1,267 |
| Improvement Areas | 516 | 402 | 5,496 |
| West End | --- | --- | 1,413 |
| Beacon Hill | --- | ---- | 146 |
| TOTAL | 1,084 | 628 | 8,322 |

b. Approximately 35% or about 3,500 units of the total new housing units were related to construction in renewal projects or other publicly-aided developments in Washington Park, the West End,

Whitney Street, and Jamaicaaway, and the Tremont Mason building.

c. FHA mortgage applications and the Boston Housing Authority's records indicate the following housing development scheduled as of March 1967. (See Appendix Table XVII for detailed listing of public housing.)

| | 221(d)(3) | | Public Housing | |
|-----------------------------|-------------------------------|-------------------------------|--------------------|-------------------------------|
| | Moderate Income Housing | | | |
| | Under Construction or renting | In Advanced Planning & Design | Under Construction | In Advanced Planning & Design |
| In Renewal Projects | 1,164 | 1,301-1,641 | 102 | 797 |
| Outside Renewal Projects | 765 | 1,528-2,228 | --- | 683 |
| TOTAL | 1,929 | 2,829-3,869 | 102 | 1,480 |

d. As detailed in Table II (P. 27) building permits for a total of 23,000 dwelling units were issued between 1960 and 1966. This represents an additional 13,000 units over the 10,000 units actually built and occupied during this same period. The records of the Boston Building Department show that permits were applied for at a rate of 2,000 - 3,000 dwelling units per year. However, in 1964, permits for 10,000 new dwellings were filed. This rush of applications was probably the result of the City Zoning ordinance change which was enacted in 1964.

e. As noted on Table III (P. 28) only 15% or about 3,500 of the building permits issued between 1960 and 1966 were for single and two-family houses (situated mainly in Hyde Park and West Roxbury). Boston, as most cities in the country, has been experiencing an apartment boom. The rapid

pace of single-family development that occurred between 1950 and 1960 has apparently slowed down.

f. The 13,000 dwelling units which are either being built or probably will be built in Boston in the coming one or two years will tend to be moderate middle and upper income rental apartments. A dramatically higher volume of new 221(d)3 housing and public housing construction then was evident in the past six years.

| | | | | | |
|---------------------|---------------|---------------|--------------|--------------|---------------|
| South Boston | 1,000 | 1,000 | 100 | 100 | 1,200 |
| Dorchester Center | 1,000 | 1,000 | 100 | 100 | 1,200 |
| Roslindale | 775 | 775 | 75 | 75 | 850 |
| Quincy Hill-Parkway | 500 | 500 | 50 | 50 | 550 |
| North End | 100 | 100 | 10 | 10 | 110 |
| West Boston | 100 | 100 | 10 | 10 | 110 |
| Roslindale North | 1,000 | 1,000 | 100 | 100 | 1,200 |
| Charlestown | 1,000 | 1,000 | 100 | 100 | 1,200 |
| Total | 7,775 | 7,775 | 875 | 875 | 8,650 |
| <hr/> | | | | | |
| South Boston | 1,000 | 1,000 | 100 | 100 | 1,200 |
| North End | 1,000 | 1,000 | 100 | 100 | 1,200 |
| Charlestown | 1,000 | 1,000 | 100 | 100 | 1,200 |
| West Boston | 1,000 | 1,000 | 100 | 100 | 1,200 |
| Roslindale | 1,000 | 1,000 | 100 | 100 | 1,200 |
| Quincy Hill-Parkway | 100 | 100 | 10 | 10 | 110 |
| Total | 6,000 | 6,000 | 510 | 510 | 6,510 |
| <hr/> | | | | | |
| West End | 1,000 | 1,000 | 100 | 100 | 1,200 |
| South End | 100 | 100 | 10 | 10 | 110 |
| Total | 1,100 | 1,100 | 110 | 110 | 1,210 |
| <hr/> | | | | | |
| TOTAL | 15,775 | 15,775 | 1,495 | 1,495 | 17,260 |

Source: Boston Building Department, B.B.D. Field Reports.

TABLE I

NUMBER OF PERMITS ISSUED AND NUMBER OF DWELLING UNITS
BUILT AND OCCUPIED, 1960-1966

| Location | Permits Issued (No. of D.U.'s) | Dwellings Built & Occupied | | | |
|--------------------------|--------------------------------------|----------------------------|---------------------|-------|--------|
| | | Private Housing | Public 221(d)(3) | Total | |
| GNRP AREAS | | | | | |
| Back Bay | 1,516 | ----- | --- | ----- | ----- |
| South Boston | 1,634 | 25 | 96 | ----- | 121 |
| Jamaica Plain | 1,059 | 558 | 44 | 108 | 710 |
| Downtown | 375 | ----- | --- | ----- | ----- |
| Parker Hill-Fenway | 928 | 630 | --- | ----- | 630 |
| South End | 748 | ----- | --- | ----- | ----- |
| East Boston | 401 | ----- | --- | ----- | ----- |
| Roxbury-North Dorchester | 1,047 | 54 | 86 | 460 | 600 |
| Downtown North | ----- | ----- | --- | ----- | ----- |
| Charlestown | ----- | ----- | --- | ----- | ----- |
| Subtotal | 7,708 | 1,267 | 226 | 568 | 2,061 |
| IMPROVEMENT AREAS | | | | | |
| Brighton | 3,124 | 1,282 | 48 | ----- | 1,330 |
| Hyde Park | 4,147 | 2,053 | --- | ----- | 2,053 |
| Dorchester | 2,802 | 874 | 354 | 60 | 1,288 |
| West Roxbury | 2,649 | 983 | --- | 456 | 1,439 |
| Roslindale | 1,300 | 250 | --- | ----- | 250 |
| Orient Heights | 101 | 54 | --- | ----- | 54 |
| Subtotal | 14,123 | 5,496 | 402 | 516 | 6,414 |
| OTHER | | | | | |
| West End | 1,413 | 1,413 | --- | ----- | 1,413 |
| Beacon Hill | 146 | 146 | --- | ----- | 146 |
| Subtotal | 1,559 | 1,559 | --- | ----- | 1,559 |
| TOTAL | 23,340 | 8,322 | 628 | 1,084 | 10,034 |

Sources: Boston Building Department, B.R.A. field surveys.

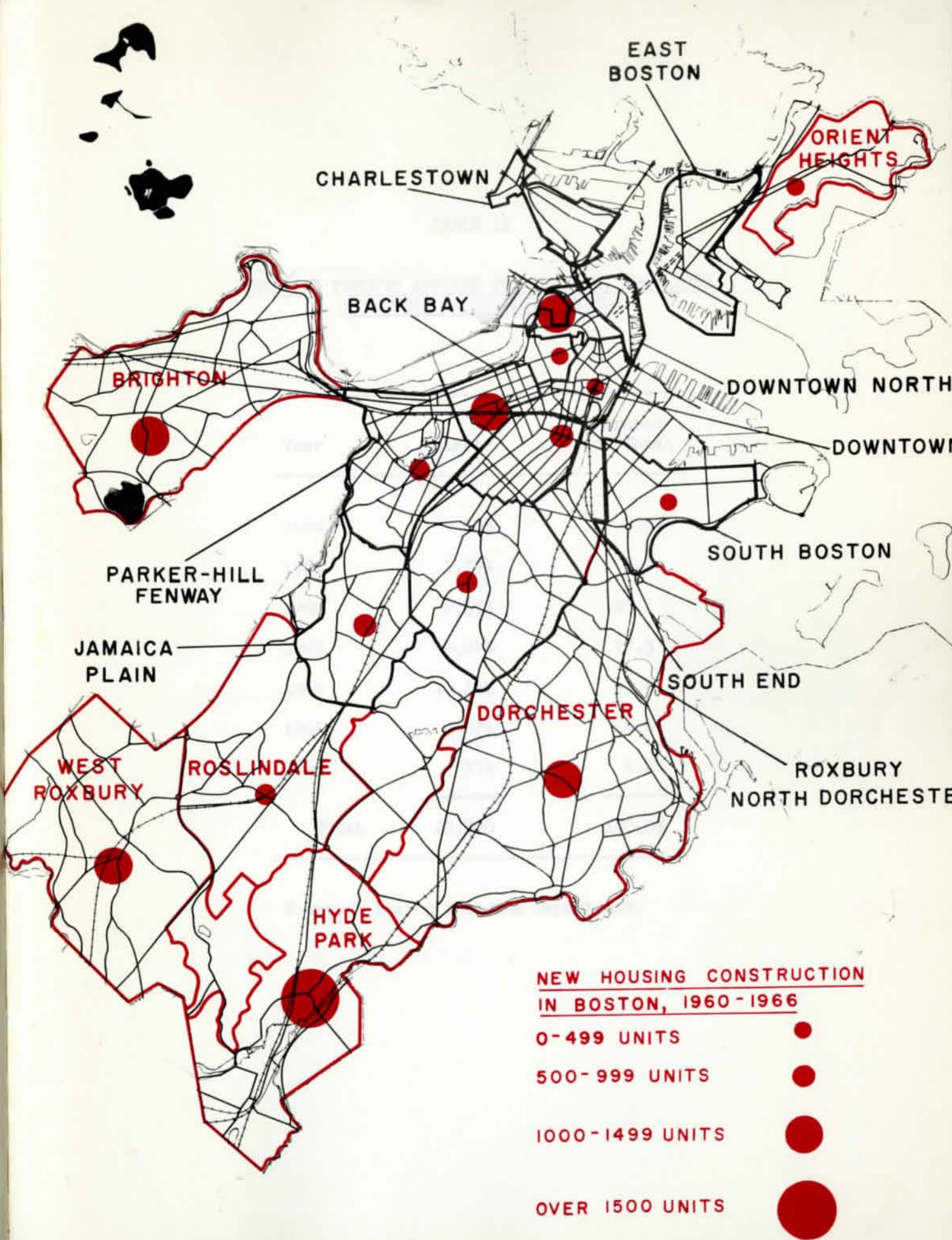


TABLE II

BUILDING PERMITS APPLIED FOR BY YEAR, 1960-1966
(BY NUMBER OF DWELLING UNITS)

| Year | Number | Percent of Total |
|--------------|---------------|---------------------|
| 1960 | 683 | 2.9% |
| 1961 | 1,744 | 7.5 |
| 1962 | 2,373 | 10.1 |
| 1963 | 4,045 | 17.3 |
| 1964 | 10,147 | 43.4 |
| 1965 | 3,424 | 14.6 |
| 1966 | 974 | 4.2 |
| TOTAL | 23,390 | 100.0% |

Source: Boston Building Department.

TABLE II

PERCENTAGE OF TOTAL POPULATION APPLIED FOR BY YEAR, 1900-1905
(IN PERCENT OF TOTAL POPULATION)

| Year | Number | Percent of Total |
|-------|--------|---------------------|
| 1900 | 625 | 2.94 |
| 1901 | 1,742 | 7.5 |
| 1902 | 2,373 | 10.1 |
| 1903 | 4,042 | 17.3 |
| 1904 | 10,147 | 43.4 |
| 1905 | 3,422 | 14.6 |
| 1906 | 978 | 4.2 |
| TOTAL | 27,300 | 100.00 |

Source: Boston Building Department.

TABLE III

BUILDING PERMITS BY SIZE OF STRUCTURES, 1960-1966

| Size of Building | Number of Dwelling Units | Percentage of All D.U.'s Proposed |
|------------------|--------------------------------|---|
| 1 Family | 2,385 | 10.2% |
| 2 Family | 1,112 | 4.8 |
| 3-5 Family | 497 | 2.1 |
| 6-10 Family | 1,221 | 5.2 |
| 11-20 Family | 4,099 | 17.5 |
| 21-50 Family | 6,199 | 26.5 |
| 51-100 Family | 2,198 | 9.4 |
| Over 100 Family | 5,679 | 24.3 |
| Total | 23,390 | 100.0% |

Source: Boston Building Department.

2. Housing Losses through Demolition

Most of the housing units demolished in the City between 1960 and 1966 were in Roxbury-North Dorchester, the South End, the West End and Government Center. While urban renewal was responsible for much of this demolition, an extraordinary amount of housing was demolished in Roxbury-North Dorchester, the South End, and other in-town areas of the City unrelated to renewal action.

Findings

a. Between 1960 and 1966, a total of 12,900 housing units were demolished. As noted in Table IV, only about half of these, or 6,300 were eliminated as part of the City's renewal program.

b. It is significant that while 3,500 dwelling units were demolished in the Washington Park and South End (Castle Square) renewal projects, another 3,700 units were demolished in the Roxbury-North Dorchester and South End areas through natural attrition and property abandonment unconnected with renewal.

c. The bulk of the housing demolition occurred in areas that has numerous vacant housing units in 1960.

TABLE IV

NUMBER OF DWELLING UNITS DEMOLISHED
IN THE CITY OF BOSTON, 1960-1966

| | Total Demolition of Dwelling Units | Related to B.R.A. Program |
|--------------------------|--|---------------------------|
| GMRP AREAS | | |
| Back Bay | 83 | |
| Charlestown | 398 | |
| Downtown | 40 | |
| Downtown North | 256 | 171 (Government Center) |
| East Boston | 282 | |
| Jamaica Plain | 464 | |
| Parker Hill-Fenway | 291 | |
| Roxbury-North Dorchester | 4,740 | 2,756 (Washington Park) |
| South Boston | 495 | |
| South End | 2,530 | 786 (Castle Square) |
| Subtotal | <u>9,579</u> | <u>3,713</u> |
| IMPROVEMENT AREAS | | |
| Brighton | 200 | |
| Roslindale | 41 | |
| West Roxbury | 37 | |
| Hyde Park | 71 | |
| Dorchester | 363 | |
| Orient Heights | 6 | |
| Subtotal | <u>718</u> | |
| OTHER | | |
| West End | 2,632 | 2,632 (West End) |
| Beacon Hill | 10 | |
| Subtotal | <u>2,642</u> | <u>2,642</u> |
| TOTAL | 12,939 | 6,345 |

SOURCES: Boston Building Department, B.R.A. records.

3. Housing Lost and Gained through Mergers and Conversions

Alterations and remodeling have a major effect on the housing supply. Between 1960 and 1966, the conversion of large apartments into smaller ones far exceeded the merging of smaller units into larger dwellings. This has resulted in a new addition to the number of dwelling units, with these newly created units tending to be efficiencies or one-bedroom apartments.

Findings

a. A total of 805 dwelling units were lost through mergers and 4,065 were added to the City's supply because of conversions.

b. Inasmuch as conversions exceeded mergers, a resultant net increase of 3,260 dwellings was added to Boston's housing inventory between 1960 and 1966.

| <u>Mergers</u> | <u>Conversions</u> | <u>Net Increase In Housing Units</u> |
|----------------|--------------------|--|
| -805 | +4,065 | 3,260 |

4. Total City-Wide Housing Gains and Losses

On a City-wide basis the total number of housing units remained relatively stable between 1960 and 1966. However, on a neighborhood level, a loss of housing occurred predominantly in low rent GNRPA Areas, while outlying Improvement Areas and the West End gained new middle and upper rental residences.

Findings

a. Taking into account the gains and losses described previously, the City had a total increase of 355 dwellings between 1960 and 1966.

b. In renewal areas, the gap between housing lost and gained is temporary and part of the rebuilding process. In most GNRP Areas outside of renewal projects, replacement units for demolished low rent housing are not being built.

ESTIMATED HOUSING INVENTORY IN BOSTON, NOVEMBER 1966

| | |
|---|----------------|
| Total Housing Units, April 1960 | <u>238,547</u> |
| New construction (occupied) | +10,034 |
| Mergers and conversions | + 3,260 |
| Housing lost through demolition | <u>-12,939</u> |
| Net change in housing supply April 1960-November 1966: | +355 |
| Total Housing Units, November 1966 | <u>238,902</u> |

Sources: Boston Building Department, B.R.A. field checks.

Findings

1. Between 1960 and 1966, the population of the City of Boston increased from 641,000 to 650,000 -- a loss of nearly 10%. As indicated in Table V, 8.5% nearly all of this loss occurred in the City's GNRP areas. The population of the GNRP Areas decreased by nearly 17% during this period. Conversely, the population of the City's Department Areas increased by nearly 15% during the six-year period. All Department Areas gained in population except Brighton.

2. Assuming an average household size of 2.0 persons, GNRP Areas lost an estimated 19,000 households.

* The 641,000 person figure is a U.S.A. estimate made in 1960 based on the latest Census and State Census information. (See Table I.) This estimate is substantially higher than the 615,000 figure shown in the Department's 1966 report to be more accurate.

C. HOUSING VACANCIES, 1960-1966

1. Housing Vacancies Resulting From Population Decline

The number of total dwelling units in the City of Boston has remained relatively constant. The continuing decline of population in the City of Boston since 1960 must then be a result of a substantial decrease in average family size or/and has resulted in an increase in vacancies. In Boston, it is likely that the average family size is decreasing and increased vacancies are also occurring. Vacancies resulting from population decline have probably occurred in the City's GNRP areas whereas the increase in population in Improvement areas (with the exception of Brighton) is probably due to the new housing constructed and occupied in these outlying areas.

Findings

a. Between 1960 and 1966, the population of the City of Boston decreased from 690,600 to 649,700 -- a loss of nearly 6%.* As indicated in Table V, P.35) nearly all of this loss occurred in the City's GNRP areas. The population of the GNRP Areas decreased by nearly 17% during this period. Conversely, the population of the City's Improvement Areas increased by nearly 5% during the six-year period. All Improvement Areas gained in population except Brighton.

b. Assuming an average household size of 3.0 persons, GNRP Areas lost an estimated 19,000 households.

* The 649,700 person figure is a B.R.A. estimate made in 1966 based on the latest Police and State Census information. (See Table V.) This estimate is substantially higher than the 616,326 figure shown in the Master Plan which now appears to be less accurate.

c. The net housing units lost (through demolition and offset by new construction) in GNRP Areas was 7,500 dwellings.

d. Relating the findings above, it is evident that between 1960 and 1966 approximately 11,500 households left GNRP Areas, but were not forced out by demolitions.

e. It can, therefore, be assumed that these 11,500 households moved out of dwellings in GNRP Areas and that these dwellings were not demolished but may be vacant and unoccupied because of the lack of GNRP housing demand resulting from the population decline.

f. The trend towards the formation of new smaller households within the City of Boston and in the GNRP Areas may act to somewhat reduce the total number of vacancies that appear to have been created.

g. With the gains in population experienced by all of Boston's Improvement Areas, except Brighton, there were no indications of increasing vacancies in the housing supply in these areas between 1960 and 1966.

* 1966 population estimates made by U.S.A. staff.

Sources: U.S. Census of Population, 1960, Boston Police Census, 1966, and State Census, 1960.

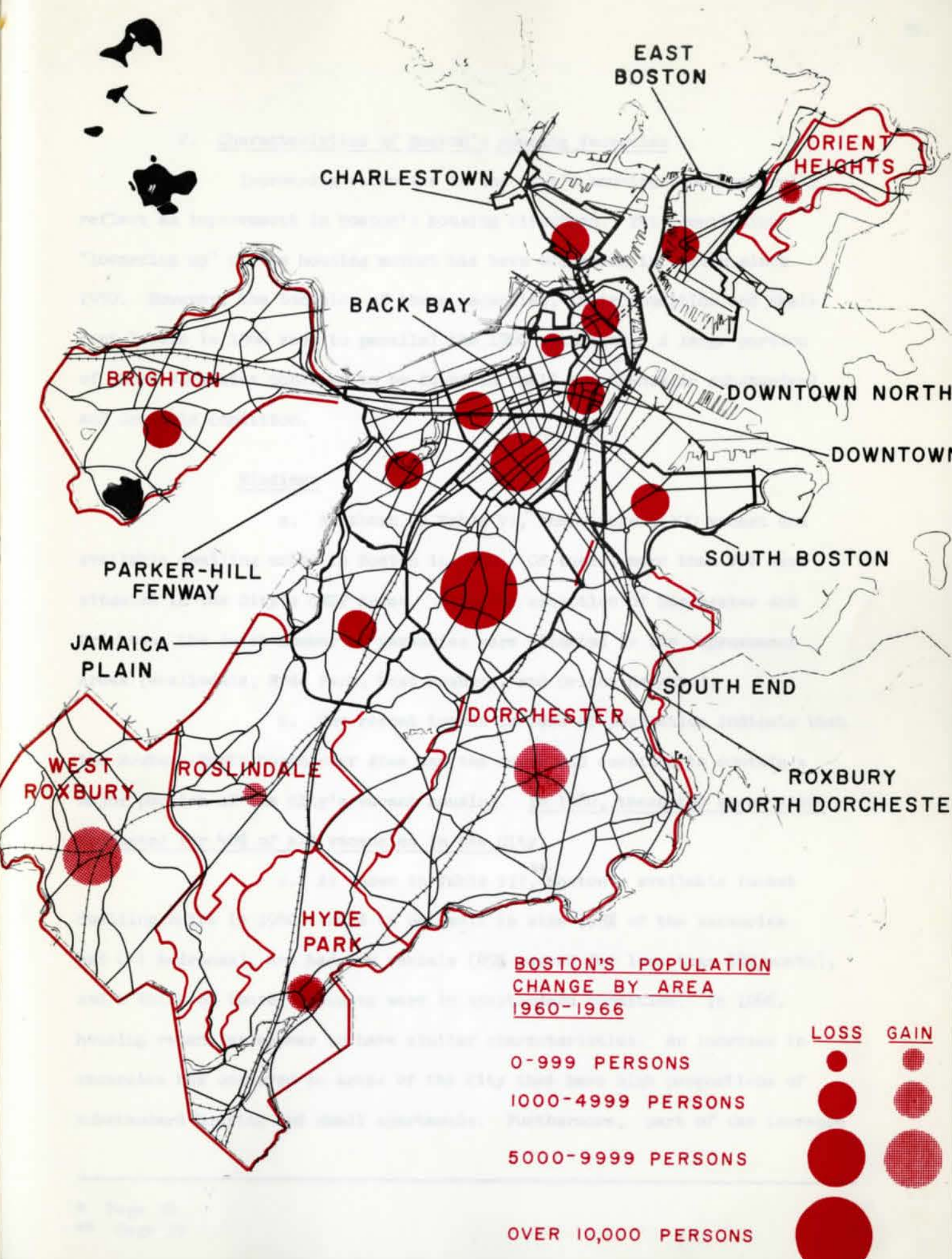
TABLE V

POPULATION CHANGES IN THE CITY OF BOSTON, 1960-1966

| | Population in 1960 | Population* in 1966 | Population Gain or Loss 1960-1966 |
|--------------------------|-----------------------|------------------------|---|
| GNRP AREAS | | | |
| Roxbury-North Dorchester | 82,247 | 60,959 | -21,288 |
| South End | 33,735 | 25,322 | - 8,413 |
| Jamaica Plain | 41,606 | 37,040 | - 4,566 |
| East Boston | 31,729 | 27,234 | - 4,495 |
| Back Bay | 18,292 | 14,055 | - 4,237 |
| Charlestown | 20,147 | 16,802 | - 3,345 |
| Downtown North | 22,046 | 18,783 | - 3,263 |
| Parker Hill-Fenway | 45,519 | 42,517 | - 3,002 |
| Downtown | 5,423 | 2,439 | - 2,984 |
| South Boston | 43,944 | 41,916 | - 2,028 |
| Subtotal | 344,688 | 287,067 | -57,621 |
| IMPROVEMENT AREAS | | | |
| Brighton | 64,169 | 59,904 | - 4,265 |
| Roslindale | 39,417 | 39,588 | + 171 |
| Orient Heights | 12,007 | 12,898 | + 891 |
| Hyde Park | 34,633 | 37,325 | + 2,692 |
| Dorchester | 158,139 | 165,540 | + 7,401 |
| West Roxbury | 25,977 | 34,511 | + 8,534 |
| Subtotal | 334,342 | 349,766 | +15,424 |
| OTHER | | | |
| Beacon Hill | 4,210 | 4,006 | - 204 |
| West End | 462 | 1,284 | + 822 |
| Other Undesignated | 6,915 | 7,607 | + 692 |
| Subtotal | 11,587 | 12,897 | + 1,310 |
| TOTAL | 690,617 | 649,730 | -40,887 |

* 1966 population estimates made by B.R.A. staff.

Source: U.S. Census of Population, 1960, Boston Police Census, 1966, and State Census, 1965.



2. Characteristics of Boston's Housing Vacancies

Increasing vacancies in the City's housing stock generally reflect an improvement in Boston's housing situation. This continuing "loosening up" of the housing market has been occurring in Boston since 1950. However, the location of these vacancies, their condition and their rent levels in 1966 seem to parallel the 1960 situation. A large portion of these vacancies continue to be found in small apartments in substandard and unusable condition.

Findings

a. As shown in Table VI,^{*} there were 9,300 vacant and available dwelling units in Boston in 1960. Of these, more than 75% were situated in the City's GNRP Areas. With the exception of Dorchester and Brighton, the least number of vacancies were situated in the Improvement Areas (Roslindale, Hyde Park, West Roxbury, and Orient Heights).

b. The recent trends in loss of population indicate that the Roxbury-North Dorchester Area and the South End continue to contain a major portion of the City's vacant housing. In 1960, these two areas alone accounted for 40% of all vacancies in the City.

c. As shown in Table VII,^{**} Boston's available vacant dwelling units in 1960 tended to be small in size (55% of the vacancies had 0-1 bedrooms), and had low rentals (85% rented for less than \$80/month), and a third of these vacancies were in substandard condition. In 1966, housing vacancies appear to have similar characteristics. An increase in vacancies has occurred in areas of the City that have high proportions of substandard housing and small apartments. Furthermore, part of the increase

* Page 38

** Page 39

Characteristics of Boston's Housing Vacancies

Increasing vacancies in the City's housing stock generally

reflect an improvement in Boston's housing situation. This continuing

"loosening up" of the housing market has been occurring in Boston since

1950. However, the location of these vacancies, their condition and their

rent levels in 1966 tend to parallel the 1960 situation. A large portion

of these vacancies continue to be found in small apartments in substandard

and unstable condition.

Findings

1. As shown in Table V,¹ there were 9,100 vacant and

available dwelling units in Boston in 1966. Of these, more than 75% were

situated in the City's DWP Areas. With the exception of Dorchester and

Brighton, the least number of vacancies were situated in the Improvement

Areas (Roxbury, Hyde Park, West Roxbury, and Orient Heights).

2. The recent trends in rates of population indicate that

the Roxbury-South Dorchester Area and the South End continue to contain a

major portion of the City's vacant housing. In 1966, these two areas alone

accounted for 60% of all vacancies in the City.

3. As shown in Table VII,² Boston's available vacant

dwelling units in 1966 tended to be small in size (57% of the vacancies

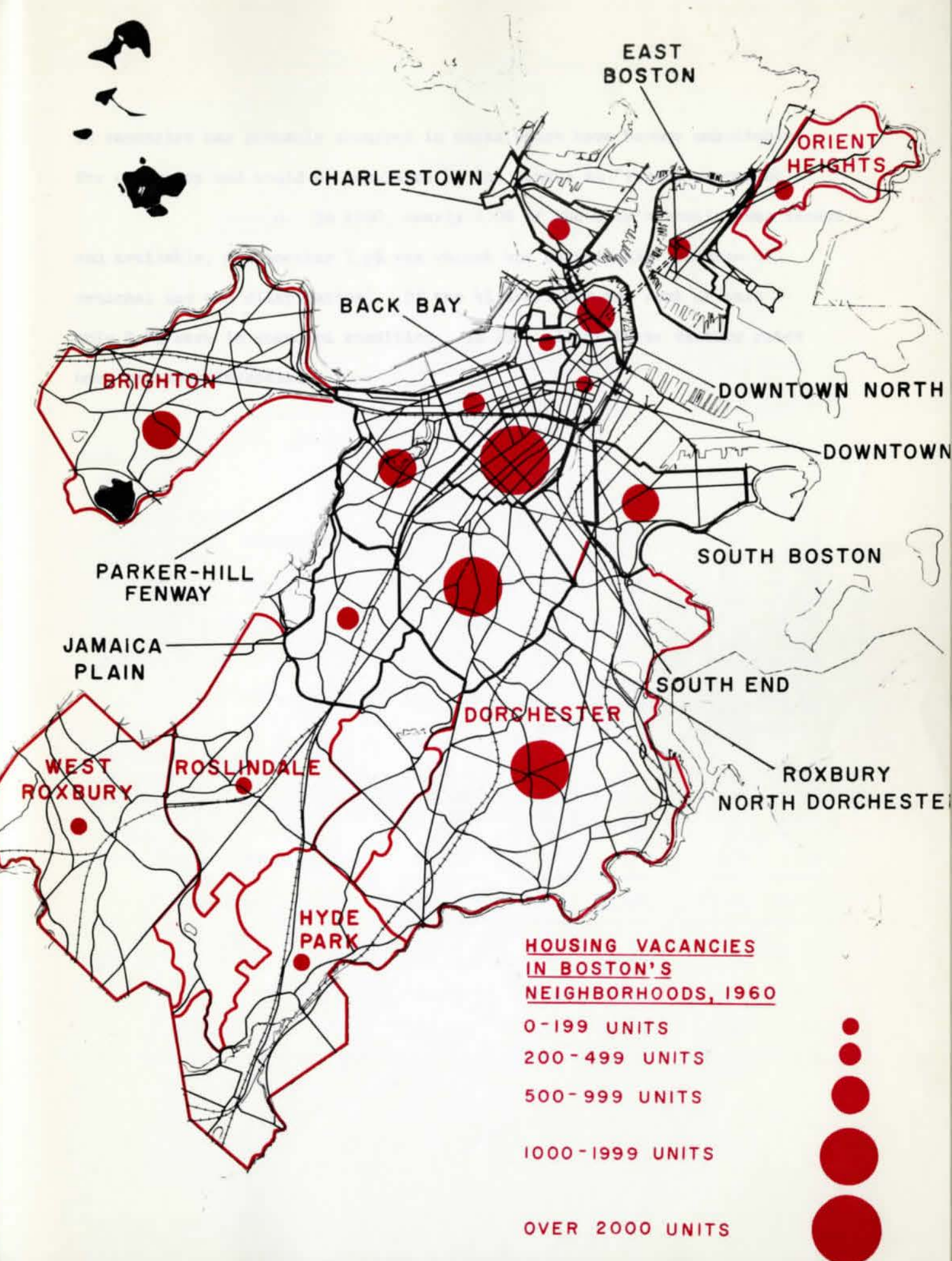
had 0-1 bedrooms), and had low rents (\$52 rented for less than \$80/month),

and a third of these vacancies were in substandard condition. In 1966,

housing vacancies appear to have similar characteristics. An increase in

vacancies was observed in areas of the City that have high proportions of

substandard housing and small apartments. Furthermore, part of the increase



in vacancies has probably occurred in units which have become unsuitable for occupancy and would be tabulated by the census as "vacant unavailable."

d. In 1960, nearly 4.0% of the City's housing was vacant and available, and another 1.9% was vacant but unavailable (because of seasonal use and dilapidation). Of the 4% available for rent or sale only 2.7% were in standard condition. In 1966 all of these vacancy rates have probably increased.

| | Number of units | For Rent | For Sale | Total Vacant | % of Total |
|--------------------------------|--------------------|-------------|--------------|-----------------|---------------|
| WATERBURY AREA | | | | | |
| North End | 15,187 | 99 | 2,182 | 2,281 | 15.04 |
| South End | 1,000 | 4 | 100 | 104 | 10.40 |
| Westbury North | 10,000 | 11 | 612 | 623 | 6.23 |
| Westbury-South Waterbury | 21,200 | 110 | 1,381 | 1,491 | 7.03 |
| Charltonville | 5,440 | 17 | 272 | 289 | 5.31 |
| East End | 5,700 | 15 | 304 | 319 | 5.59 |
| East Waterbury | 10,000 | 40 | 400 | 440 | 4.40 |
| Waterbury Hill Farm | 18,100 | 13 | 706 | 719 | 3.97 |
| South Waterbury | 14,000 | 30 | 400 | 430 | 3.07 |
| Waterbury Falls | 10,000 | 10 | 300 | 310 | 3.10 |
| Subtotal | 100,000 | 310 | 6,500 | 6,810 | 6.81 |
| WATERBURY AREA | | | | | |
| Bridgeport | 25,000 | 100 | 400 | 500 | 2.00 |
| Westport | 10,000 | 50 | 200 | 250 | 2.50 |
| East Waterbury | 5,000 | 10 | 100 | 110 | 2.20 |
| Greenwich Village | 5,000 | 0 | 50 | 50 | 1.00 |
| West Waterbury-South Waterbury | 15,000 | 20 | 100 | 120 | 0.80 |
| Subtotal | 60,000 | 180 | 850 | 1,030 | 1.72 |
| Other | 5,000 | 5 | 100 | 105 | 2.10 |
| Total | 165,000 | 495 | 7,450 | 7,945 | 4.81 |

in vacancies has probably occurred in units which have become unavailable
for occupancy and would be reflected by the census as "vacant-unavailable".
4. In 1950, nearly 4.0% of the City's housing was vacant
and available, and another 1.0% was vacant but unavailable (because of
seasonal use and dilapidation). Of the 6% available for rent or sale
only 5.7% were in standard condition. In 1950 all of these vacancy rates
have probably increased.

TABLE VI

HOUSING VACANCIES IN BOSTON'S NEIGHBORHOODS, 1960

| Location | Total Number of Units | V a c a n t U n i t s | | | |
|--------------------------|-----------------------------|-------------------------|-----------------------|----------------------------------|-------------|
| | | Number for Sale | Number for Rent | Total Avail. for Rent or Sale | |
| | | | | Number | Percent |
| GNRP AREAS | | | | | |
| South End | 18,467 | 59 | 2,062 | 2,121 | 11.5% |
| Downtown | 3,008 | 4 | 186 | 190 | 6.3% |
| Downtown North | 10,250 | 13 | 612 | 625 | 6.1% |
| Roxbury-North Dorchester | 27,238 | 115 | 1,381 | 1,496 | 5.4% |
| Charlestown | 6,440 | 17 | 272 | 289 | 4.4% |
| Back Bay | 9,378 | 15 | 434 | 449 | 4.8% |
| East Boston | 10,336 | 19 | 428 | 447 | 4.3% |
| Parker Hill-Fenway | 18,131 | 13 | 706 | 719 | 4.0% |
| South Boston | 14,553 | 38 | 497 | 535 | 3.7% |
| Jamaica Plain | 12,550 | 18 | 224 | 242 | 1.4% |
| | <u>130,351</u> | <u>311</u> | <u>6,802</u> | <u>7,113</u> | <u>5.5%</u> |
| IMPROVEMENT AREAS | | | | | |
| Brighton | 23,490 | 22 | 607 | 629 | 2.8% |
| Dorchester | 48,195 | 88 | 957 | 1,045 | 2.2% |
| Hyde Park | 9,292 | 71 | 78 | 149 | 1.6% |
| Orient Heights | 3,280 | 0 | 44 | 44 | 1.3% |
| West. Roxbury-Roslindale | 18,603 | 80 | 104 | 184 | 1.0% |
| Subtotal | <u>102,760</u> | <u>261</u> | <u>1,790</u> | <u>2,051</u> | <u>2.0%</u> |
| OTHER | <u>5,436</u> | <u>4</u> | <u>132</u> | <u>136</u> | <u>2.5%</u> |
| TOTAL | <u>238,547</u> | <u>576</u> | <u>8,724</u> | <u>9,300</u> | <u>3.8%</u> |

TABLE VII

SELECTED CHARACTERISTICS OF BOSTON'S HOUSING VACANCIES, 1960AVAILABLE AND UNAVAILABLE, 1960

| <u>Dwellings</u> | <u>Total</u> | <u>% of Total</u> |
|--------------------|--------------|-------------------|
| Occupied | 224,687 | 94.2% |
| Vacant Available | 9,300 | 3.9% |
| Vacant Unavailable | 4,560 | 1.9% |
| Total | 238,547 | 100.0% |

RENTER-OWNER, 1960

| <u>Dwellings</u> | <u>Rental</u> | <u>Owner</u> |
|------------------|-----------------|----------------|
| Occupied | 163,394 (94.9%) | 61,292 (99.1%) |
| Vacant Available | 8,724 (5.1%) | 576 (0.9%) |
| Total | 172,118 | 61,868 |

BEDROOM DISTRIBUTION OF AVAILABLE VACANCIES, 1960

| <u>No. of Bedrooms</u> | <u>Rental</u> | <u>Owner</u> |
|------------------------|---------------|--------------|
| 0 & 1 | 4,712 | 34 |
| 2 | 2,753 | 189 |
| 3 or More | 1,259 | 353 |
| Total | 8,724 | 576 |

MONTHLY CONTRACT RENT OF VACANCIES, 1960

| <u>Rental Range</u> | <u>Units</u> | <u>% of Total</u> |
|---------------------|--------------|-------------------|
| Less than \$40 | 3,123 | 35.8% |
| \$40 to \$59 | 2,399 | 27.5% |
| \$60 to \$79 | 1,884 | 21.6% |
| \$80 to \$99 | 768 | 8.8% |
| \$100 or More | 550 | 6.3% |
| Total | 8,724 | 100.0% |
| Median Rent - \$55 | | |

- Continued -

TABLE VII - Continued

CONDITION OF VACANCIES, 1960

| <u>Condition</u> | <u>Rental</u> | <u>Owner</u> |
|------------------|---------------|--------------|
| Standard | 5,862 (67.2%) | 471 (81.8%) |
| Substandard | 2,862 (32.8%) | 105 (18.2%) |
| Total | 8,724 | 576 |

SOURCE: U.S. Census of Housing, 1960.

Findings

1. As indicated in Table VIII, about 50,000 dwelling units, or nearly 25% of Boston's housing was substandard in 1960. In terms of occupied units, about 15% were classified as substandard.

2. Of the 10,000 occupied units of substandard housing, 15,000 of them had rents with ranges of more than \$1,000 per year. In addition, 2,500 families paid more than 15% of their income for substandard housing. These facts indicate that there is a high percentage of low income families living in substandard units and paying disproportionately high rents.

3. Table IX indicates that in 1960, the City's substandard housing was primarily situated in the DMB Area. Over 25,000 substandard dwelling units, or about 50% of the City's total, are found in the DMB Area. This represents 25% of the total housing supply in these areas.

4. Taking into account all current trends including recent demolition and rehabilitation activity, it still appears that the major portion of the City's 10,000 substandard dwelling units in 1960 would be in need of upgrading in 1965.

D. IMPROVEMENTS IN HOUSING CONDITIONS, 1966

If we assume that nearly all of the housing demolished in Boston over the past six years was substandard, a reduction of 13,000 substandard dwellings should be evident. The new housing constructed and rehabilitation and home improvement activities also have improved housing conditions. On the other hand, continued physical deterioration of housing in some sections of the City may be creating additional substandard conditions.

Findings

*

a. As indicated in Table VIII, about 50,000 dwelling units, or nearly 21% of Boston's housing was substandard in 1960. In terms of occupied units, about 18% were classified as substandard.

b. Of the 40,800 occupied units of substandard housing, 15,800 of these had residents with incomes of less than \$3,000 per year. In addition, 9,800 families paid more than 35% of their income for substandard housing. These facts indicate that there is a high percentage of low income families living in substandard units and paying disproportionately high rentals.

**

c. Table IX indicates that in 1960, the City's substandard dwellings were primarily situated in the GNRP Areas. Over 40,000 substandard dwelling units, or about 80% of the City's total, are found in the GNRP Areas. This represented 31% of the total housing supply in these areas.

d. Taking into account all current trends including recent demolition and rehabilitation activity, it still appears that the major portion of the City's 50,000 substandard dwelling evident in 1960 remains in need of upgrading in 1966.

TABLE VIII

SELECTED CHARACTERISTICS OF BOSTON'S HOUSING CONDITIONS, 1960CONDITION OF ALL HOUSING UNITS, 1960

| <u>Condition</u> | <u>Total Dwellings</u> | | <u>Occupied Dwellings</u> | |
|------------------|------------------------|---------|---------------------------|---------|
| Standard | 188,875 | (79.2%) | 183,872 | (81.8%) |
| Substandard | 49,672 | (20.8%) | 40,815 | (18.2%) |
| Total | 238,547 | | 224,687 | |

CONDITION OF SUBSTANDARD UNITS, 1960

| <u>Condition</u> | <u>Total Dwellings</u> | | <u>Occupied Dwellings</u> | |
|------------------|------------------------|---------|---------------------------|---------|
| Dilapidated | 9,306 | (18.7%) | 6,847 | (16.6%) |
| Deteriorated | 40,366 | (81.3%) | 33,968 | (83.4%) |
| Total | 49,672 | | 40,815 | |

CONDITION OF OWNER VS. RENTAL OCCUPIED DWELLINGS, 1960

| <u>Condition</u> | <u>Owner Unit</u> | | <u>Rental Unit</u> | |
|------------------|-------------------|---------|--------------------|---------|
| Standard | 54,850 | (89.5%) | 129,022 | (79.0%) |
| Substandard | 6,441 | (10.5%) | 34,374 | (21.0%) |
| Total | 61,291 | | 163,396 | |

CONDITION OF WHITE VS. NONWHITE OCCUPIED HOUSING, 1960

| <u>Population</u> | <u>Total Occupied Units</u> | | <u>Substandard</u> | |
|-------------------|-----------------------------|--|--------------------|---------|
| White | 203,071 | | 30,275 | (12.4%) |
| Nonwhite | 21,616 | | 10,540 | (48.0%) |
| Total | 224,687 | | 40,815 | |

- Continued -

TABLE VIII - Continued

GROSS RENT AS A PERCENTAGE OF INCOME, 1960*

| <u>Gross Rent</u> | <u>Standard Units</u> | | <u>Substandard Units</u> | |
|---|-----------------------|---------|--------------------------|---------|
| Percentage of Income: | | | | |
| Less than 15% of Income | 33,848 | (27.0%) | 8,567 | (26.0%) |
| 15% to 19% | 25,404 | (20.0%) | 5,688 | (17.0%) |
| 20% to 24% | 18,258 | (15.0%) | 3,901 | (12.0%) |
| 25% to 34% | 18,727 | (15.0%) | 4,983 | (15.0%) |
| 35% of Income or More | 28,677 | (23.0%) | 9,841 | (30.0%) |
| Total | 124,914 | | 32,980 | |
| Median Percentage of Income Spent for Rent | | 20.9% | | 23.0% |

* Excludes units for which gross rent as a percentage of income was not computed.

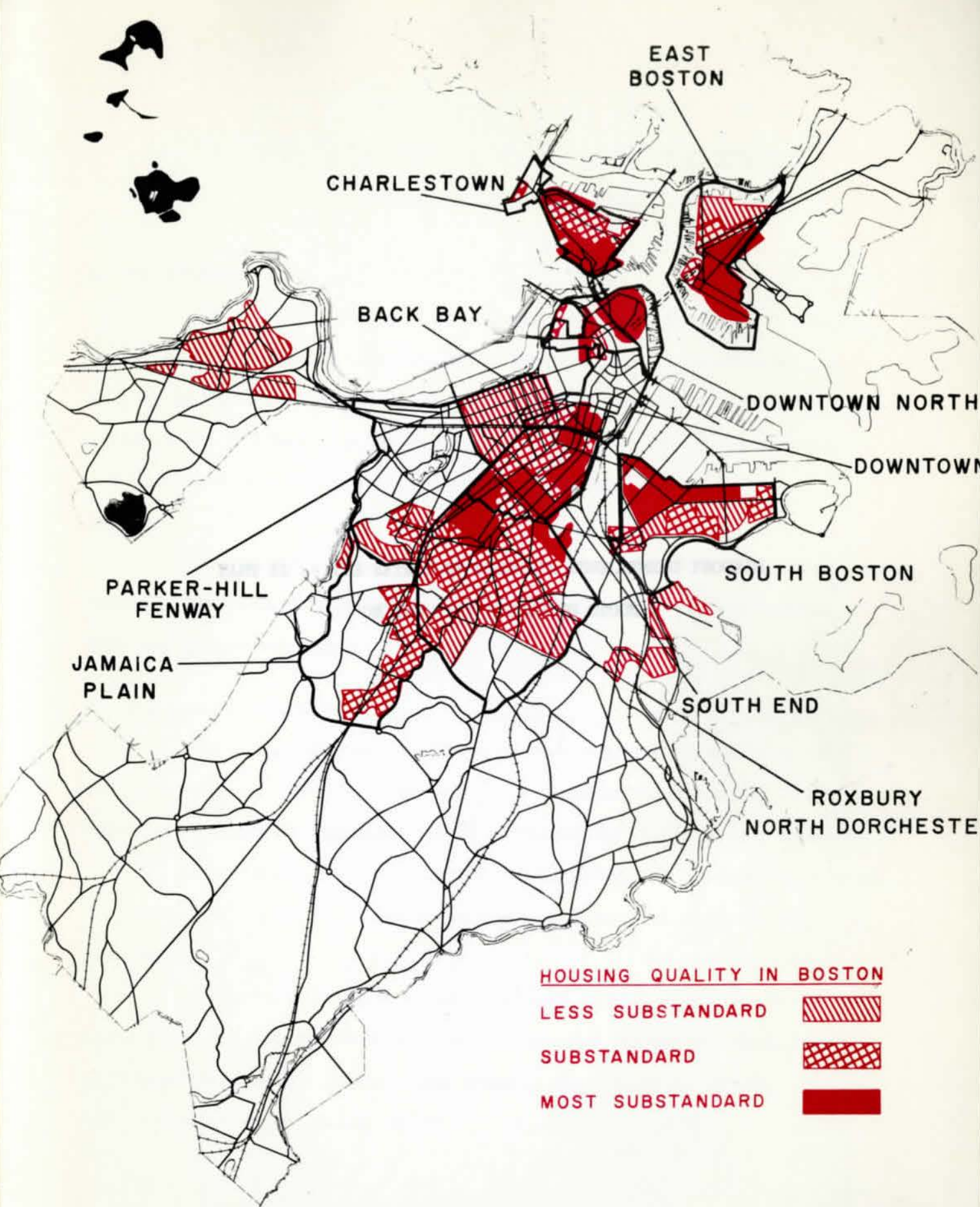
SOURCE: U.S. Census of Housing, 1960, Volume II.

TABLE IX

HOUSING CONDITION BY GNRP AND IMPROVEMENT AREAS, 1960

| Location | Number of: | | Percent of Total Substandard |
|--------------------------|----------------|-------------------------------|---------------------------------------|
| | Total Units | Total Substandard Units | |
| GNRP AREAS | | | |
| South End | 18,467 | 10,212 | 55.3% |
| Downtown | 3,008 | 1,628 | 54.2 |
| Roxbury-North Dorchester | 27,238 | 12,016 | 44.1 |
| Charlestown | 6,440 | 1,886 | 29.2 |
| Downtown North | 10,250 | 2,692 | 26.3 |
| Jamaica Plain | 12,550 | 2,987 | 23.8 |
| South Boston | 14,553 | 3,449 | 23.8 |
| Back Bay | 9,378 | 1,499 | 16.0 |
| East Boston | 10,336 | 1,476 | 14.2 |
| Parker Hill-Fenway | 18,131 | 2,484 | 13.6 |
| Subtotal | 130,351 | 40,329 | 31.0 |
| IMPROVEMENT AREAS | | | |
| Dorchester | 48,195 | 4,970 | 10.3 |
| Orient Heights | 3,280 | 335 | 10.2 |
| Brighton | 23,490 | 2,161 | 9.2 |
| Hyde Park | 9,292 | 657 | 7.1 |
| West Roxbury-Roslindale | 18,503 | 984 | 5.3 |
| Subtotal | 102,760 | 9,107 | 8.5 |
| OTHER | | | |
| Subtotal | 5,436 | 236 | 4.3 |
| TOTAL | 238,547 | 49,672 | 14.8% |

Source: U.S. Census of Housing, 1960.



SOURCE: THE SOCIAL ECOLOGY OF METROPOLITAN BOSTON: 1960, FRANK L. SWEETSER
QUALITY INDICES REPRESENT THE RELATIVE AMOUNTS OF DILAPIDATION, LACK OF
PLUMBING AND CENTRAL HEAT.

PART II -- THE EFFECT OF BOSTON'S DEVELOPMENT PROGRAM

ON THE CITY'S HOUSING STOCK

A. INTRODUCTION

The impact of Boston's Development Program on the local housing market is only beginning to be evident. However, upon the successful completion of the already scheduled urban renewal projects and the construction of new advanced planning, a large portion of the City's substandard and housing will be eliminated and replaced with new or rehabilitated housing.

PART II -- THE EFFECT OF BOSTON'S DEVELOPMENT PROGRAM

ON THE CITY'S HOUSING STOCK

A. THE HOUSING STOCK

The already scheduled renewal projects currently in construction or advanced planning contained 27,000 housing units, or 25% of the 1960 housing supply. The major thrust of the renewal program is rehabilitation aimed to stimulate the repairing and rehabilitation of existing structures with the, or only which, increases in rental and carrying costs to the occupants.

The housing stock to be eliminated in the renewal program will be replaced by new housing which will be of a greater variety of rental types and more extensive and efficient income housing than presently exists. If the new development and housing (continued on p. 46)

PART II--THE EFFECT OF BOSTON'S DEVELOPMENT PROGRAM
ON THE CITY'S HOUSING STOCK

A. INTRODUCTION

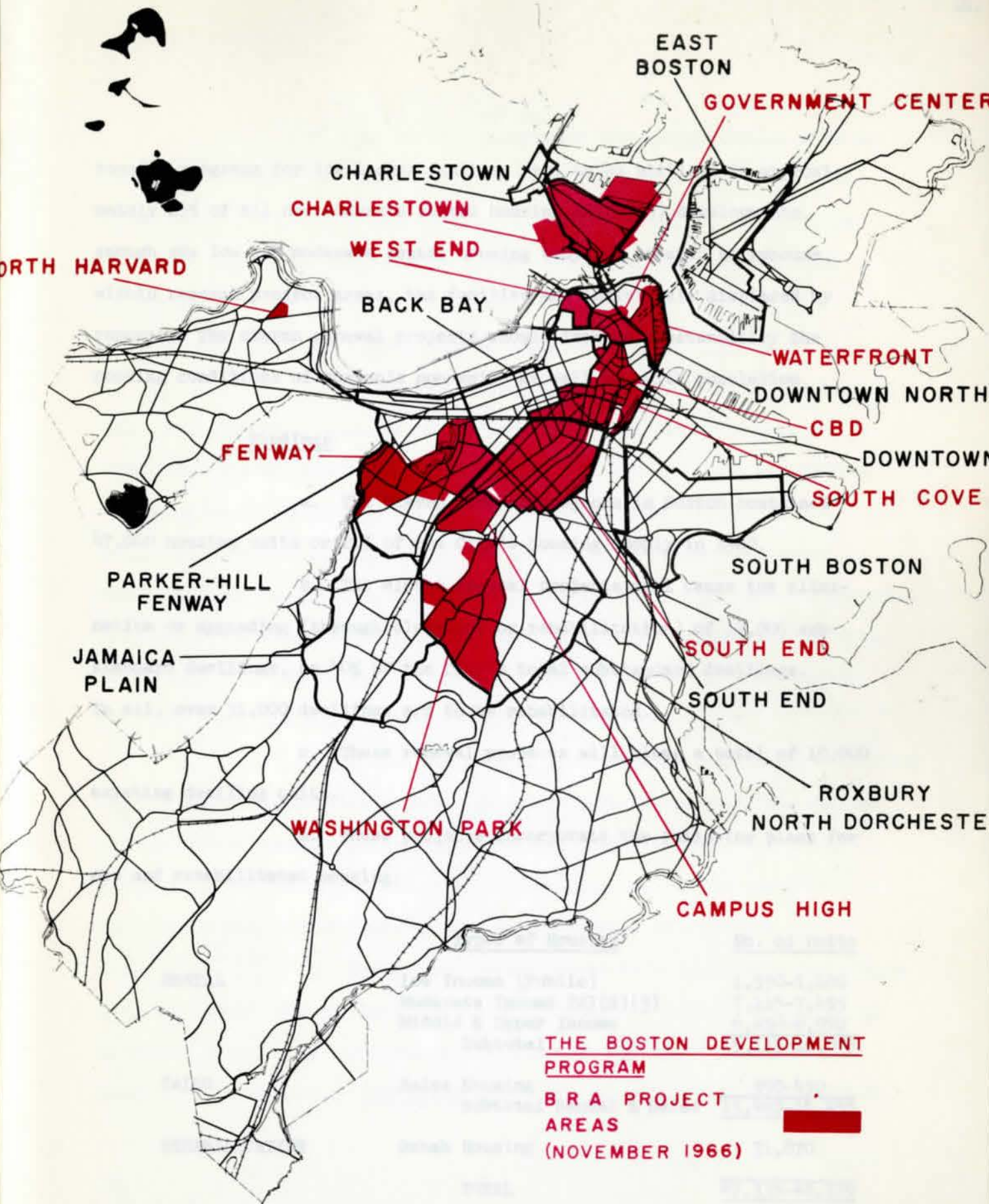
The impact of Boston's development program on the local housing market is only beginning to be evident. However, upon the successful completion of the eleven Federally-aided urban renewal projects now in execution or in advanced planning, a large portion of the City's substandard housing will be eliminated and replaced with new or rehabilitated housing.

The purpose of Part II of the Study is to evaluate the housing proposals of Boston's urban renewal projects and their impact on Renewal, GNRP and Improvement Areas.

B. THE RENEWAL PROJECTS

The eleven Federally-assisted renewal projects currently in execution or advanced planning contained 47,000 housing units, or 20% of the 1960 housing supply. The major thrust of the renewal program in residential areas is to stimulate the retention and rehabilitation of existing structures with no, or only modest, increases in rental and carrying costs to the occupants.

The housing which is to be eliminated in the renewal areas will be replaced by new housing which will be of a greater variety of rental types with more moderate and middle income housing than presently exists. If the rent supplementation and leased (continued on P.46)



THE BOSTON DEVELOPMENT
PROGRAM

B R A PROJECT
AREAS

(NOVEMBER 1966)

housing programs for low income families were to be utilized in approximately 25% of all new moderate rental housing 221(d)(3) developments, enough new low and moderate rental housing would be created to rehouse, within renewal project areas, the families and individuals displaced by renewal. The eleven renewal projects should improve substantially the housing conditions of Boston's non-white as well as white population.

Findings

- a. The eleven renewal projects in Boston contained 47,000 housing units or 20% of the City's housing supply in 1960.
- b. The eleven renewal projects will cause the elimination or upgrading (through clearance or rehabilitation) of 19,000 substandard dwellings, or 40% of the City's total substandard dwellings. In all, over 31,000 dwellings are to be rehabilitated.
- c. These renewal projects will clear a total of 10,000 existing dwelling units.
- d. These projects incorporate the following plans for new and rehabilitated housing:

| | <u>Types of Housing</u> | <u>No. of Units</u> |
|----------------|---------------------------|----------------------|
| RENTAL | Low Income (Public) | 1,550-1,600 |
| | Moderate Income 221(d)(3) | 7,115-7,455 |
| | Middle & Upper Income | 6,450-6,950 |
| | Subtotal | <u>15,115-16,005</u> |
| SALES | Sales Housing | 350-450 |
| | Subtotal Rental & Sales | <u>15,465-16,455</u> |
| REHABILITATION | Rehab Housing | 31,870 |
| | TOTAL | <u>47,335-48,325</u> |

e. The new rent supplement and leased housing programs now enable eligible low income families to be subsidized in new moderate income housing 221(d)(3) developments. Using these program, and assuming that 20 to 25% of the new moderate income housing planned can be leased or supplemented for low rental occupancy, approximately 1,200 to 1,700 units of additional low income housing could be developed.

f. In renewal projects, the construction of new housing units will generally equal or exceed the number of units which will be demolished through clearance. However, the rent levels of the new housing will tend to be higher than the rentals of the existing housing to be demolished. Nevertheless, through the use of rent supplementation and the leased housing program, enough low income housing can be created in renewal projects to accommodate the rehousing needs of the low income families from these projects. Similarly, the 221(d)(3) program allows for the creation of a more than sufficient supply of moderate rental housing.

g. Rental and housing cost increases due to rehabilitation are not quantified in this report. In general, it is expected that, through the use of the leased housing program, direct grants for rehabilitation, and special low interest rehabilitation financing, it will be possible to keep rental and cost increases due to rehabilitation to a minimum.

h. Three urban renewal projects -- Washington Park, South End, and Campus High -- should have a major impact on the non-white housing market of Boston. The 1960 Census revealed that the South End and Roxbury-North Dorchester GNRP Areas contained over 80% of Boston's non-white

TABLE X

CENSUS CHARACTERISTICS OF DWELLING UNITSIN URBAN RENEWAL PROJECT AREAS, 1960

| Location | Total D.U.'s 1960 | Occupancy | | Vacant & Unavailable | | Condition | |
|--------------------------|-------------------------|-----------|--------|-------------------------|-------------|-----------|------------------|
| | | Renter | Owner | for Rent | for Sale | Standard | Sub- standard |
| Campus High (Early Land) | 1,677 | 1,199 | 163 | 96 | 4 | 667 | 1,010 |
| CBD (Draft Plan) | 450 | 375 | 30 | 14 | 1 | 125 | 325 |
| Charlestown | 6,170 | 4,178 | 1,572 | 246 | 15 | 4,477 | 1,693 |
| Fenway | 7,885 | 7,156 | 297 | 310 | --- | 6,755 | 1,130 |
| Government Center | 584 | 511 | 19 | 53 | 1 | 378 | 206 |
| North Harvard | 80 | 56 | 19 | 3 | --- | 69 | 11 |
| South Cove | 1,287 | 1,046 | 97 | 81 | 2 | 669 | 618 |
| South End | 20,489 | 14,390 | 1,574 | 2,076 | 59 | 9,438 | 11,051 |
| Washington Park | 8,881 | 6,722 | 1,475 | 395 | 35 | 5,831 | 3,050 |
| Waterfront | 80 | 68 | 2 | 8 | 1 | 48 | 32 |
| West End | * | * | * | * | * | * | * |
| Total | 47,583 | 35,701 | 5,248 | 3,282 | 118 | 28,457 | 19,126 |
| CITY TOTAL | 238,547 | 163,396 | 61,291 | 8,724 | 576 | 188,875 | 49,672 |

* Relocation had been substantially completed prior to 1960. The U.S. Census only counted 139 occupied dwelling units in 1960.

SOURCE: U.S. Census, 1960.

population. Over 55% of the housing in the South End and 44% in Roxbury-North Dorchester was considered substandard in 1960. In the City of Boston, almost 50% of the non-white population lived in substandard housing in 1960. New developments in the Washington Park Urban Renewal Project tend to be 80 to 90% non-white occupied. Obviously, urban renewal is clearly acting as a major force in improving the housing conditions of Boston's minority families.

C. GNRP AREAS

While urban renewal will improve the housing in renewal project neighborhoods, no coordinated public programs for improving housing in GNRP Areas or Improvement Areas outside of renewal projects have yet been implemented. The portions of GNRP Areas situated outside of renewal projects contain about an equal amount of substandard housing as is found in renewal projects, yet a lack of public assistance, especially in terms of financing programs for home improvements, has resulted in a continuing deterioration of housing and loss of population in most of these areas.

Findings

a. Of the housing in Boston's GNRP Areas, 63% is not included in the eleven renewal projects.

b. Sections of these GNRP Areas, outside of renewal projects, have blighted housing in serious need of repairs. In 1960, approximately 21,000 substandard units or 42% of the City's total substandard dwellings were found in GNRP Areas outside of renewal projects.

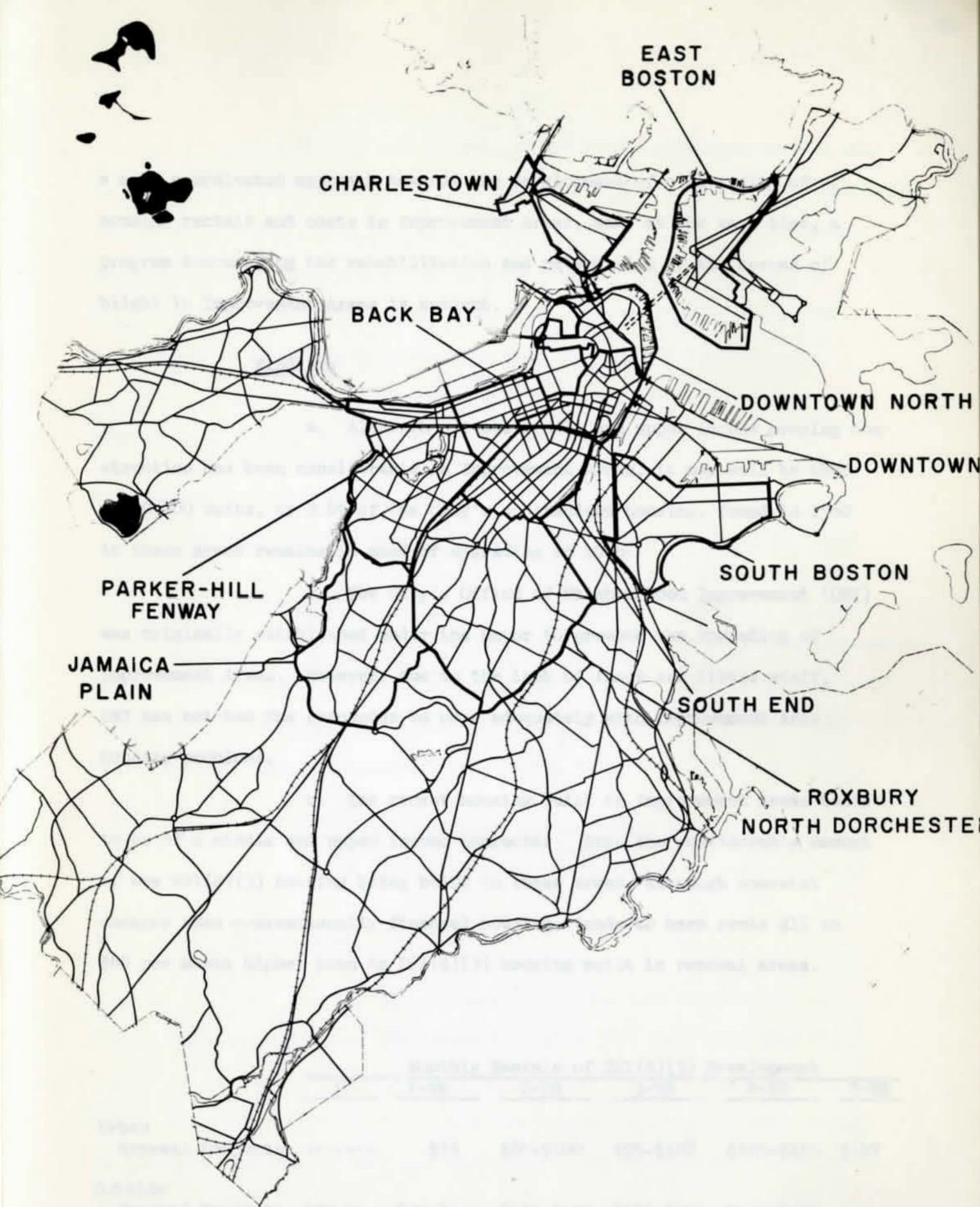
c. In spite of the need for improved housing, favorable mortgage and insurance rates have not been available to residents in these areas.

d. In the future, some of these Areas outside of renewal projects may become subject to new Federally-aided code enforcement programs, or become part of the "Model City Area," or become new urban renewal projects. However, complete coverage of GNRP Areas using renewal, code enforcement, and the "Model Cities" program is still to be achieved. In the meantime, there is a need for programs with special planning and financing aids that can help stop the spread of blight in GNRP Areas.

Such special aids should be similar to the below-market rehabilitation financing and other programs now only available for renewal, code enforcement, and Model City areas.

D. IMPROVEMENT AREAS

Boston's Improvement Areas contain some of the City's newest and best housing. However, pockets of blight do exist, particularly in the Brighton and Dorchester neighborhoods; and no public programs have yet been implemented which effectively retard this blight. Furthermore, Boston's General Plan objective of dispersing low income housing throughout the City is not being achieved currently in Improvement Areas. These areas tend to have a heavy concentration of middle to upper income housing; and existing programs have only succeeded in developing a small number of scattered, low rent, elderly housing and some new 221(d)(3) moderate rental housing. In addition, the 221(d)(3) housing constructed in Improvement Areas has substantially higher rentals than those built in renewal areas. The need for



EAST
BOSTON

CHARLESTOWN

BACK BAY

DOWNTOWN NORTH

DOWNTOWN

SOUTH BOSTON

PARKER-HILL
FENWAY

JAMAICA
PLAIN

SOUTH END

ROXBURY
NORTH DORCHESTER

a more coordinated approach towards the development of a diversity of housing rentals and costs in Improvement Areas, and, at the same time, a program encouraging the rehabilitation and retardation of the spread of blight in Improvement Areas is evident.

Findings

a. Although private middle and upper income housing construction has been considerable in Improvement Areas, it may well be that the 9,000 units, or 8.6% of the City's substandard housing, found in 1960 in these areas remains in need of upgrading in 1966.

b. The City's Office of Neighborhood Improvement (ONI) was originally established under the Mayor to promote the upgrading of Improvement Areas. However, due to the lack of funds and little staff, ONI has not had the resources to cope adequately with Improvement Area housing problems.

c. The recent housing built in Improvement Areas tends to be of a middle and upper income character. Even the considerable amount of new 221(d)(3) housing being built in these areas, although somewhat cheaper than conventionally financed housing, tends to have rents \$15 to \$40 per month higher than in 221(d)(3) housing built in renewal areas.

| | | Monthly Rentals of 221(d)(3) Development | | | | | |
|------------------|---------|--|-------------|-------------|-------------|-------------|-------------|
| | | <u>0</u> | <u>1-BR</u> | <u>2-BR</u> | <u>3-BR</u> | <u>4-BR</u> | <u>5-BR</u> |
| Urban | | | | | | | |
| Renewal Projects | ----- | \$75 | \$85-\$100 | \$95-\$108 | \$105-\$119 | \$147 | |
| Outside | | | | | | | |
| Renewal Projects | \$90-95 | \$97-\$100 | \$100-\$125 | \$115-\$150 | \$115-\$150 | ----- | |

d. The new Federally-Aided Code Enforcement Program will be used in the near future to retard the spread of blight in selected Improvement Areas. The new Model City Program will also include part of the Dorchester Improvement Area. However, as in GNRP Areas not covered by renewal projects, adequate home financing and public improvement programs should be made available to all parts of the City that need such assistance.

e. Low income housing, with the exception of some 470 housing units for the elderly, is not being built in Improvement Areas.

E. TYPES OF HOUSING RELATIVE TO NEEDS

1. Goals of the General Plan Related to City-Wide Housing Needs

Findings

a. If in 1960 all of Boston's families living in substandard housing would somehow have been given standard housing at the rents they could afford (25% of their income for rent), the following new or rehabilitated housing units would have been required at that time:

| |
|--|
| 24,100 units of standard low rental housing |
| 11,000 units of standard moderate rental housing |
| 5,700 units of standard middle to upper rental housing |

48,800 TOTAL

b. In 1960, another 47,000 families were paying over 25% of their income in rent for standard housing (see Table VIII, page 43).

c. The General Plan proposed the following distribution of new and rehabilitated housing goals for Boston. These goals were based on needs and modified by what was considered to be realistically feasible to achieve by 1975.

4. The new Federally-Aided Code Enforcement Program will

be used to the extent feasible to reduce the amount of blight in selected neighborhoods.

5. The new Model City Program will also include part of the Downtown

Improvement Area. However, as in other areas not covered by Federal pro-

jects, additional area planning and public improvement programs should be

made available to all parts of the City that need such assistance.

6. Low income housing, with the exception of some HO

housing units for the elderly, is not being built in Improvement Areas.

B. TYPES OF HOUSING RELATIVE TO NEEDS

1. Goals of the General Plan Related to City-Wide Housing Needs

Findings

a. In 1960 all of Boston's families living in substandard

housing would continue have been given standard housing at the rents they could

afford (75% of their income for rent), the following new or rehabilitated

housing units would have been required at that time:

24,100 units of standard low rental housing
11,000 units of standard moderate rental housing
2,700 units of standard middle to upper rental housing

37,800 TOTAL

b. In 1960, another 4,000 families were paying over

75% of their income in rent for standard housing (see Exhibit VIII, page 23).

c. The General Plan proposed the following distribution

of new and rehabilitated housing goals for Boston. These goals were based

on needs and modified by what was considered to be realistically possible to

achieve by 1975.

| | |
|---------------|--|
| 5,000 | new units of public housing (low income) |
| 15,000 | new units of 221(d)(3) moderate income housing |
| 13,000-14,000 | new units of upper income housing |
| 36,000 | existing housing units to be rehabilitated |

69,000-70,000 TOTAL

d. While the General Plan was prepared prior to the enactment of the rent subsidy and leased housing programs, it appears that the City's substandard housing, particularly for low income families, is proposed to be predominantly upgraded through rehabilitation rather than replaced by clearance and new construction. The housing goals set forth in the General Plan indicate the desire to bring new moderate and upper income families to Boston through new construction while rehabilitating most of the existing substandard housing for low and middle income families.

2. The New Housing Proposed in Renewal Projects Related to the Housing Cleared

Findings

a. The new and rehabilitated housing presently programmed in Boston's eleven urban renewal projects is as follows:

| | <u>Type of Housing</u> | <u>No. of Units</u> |
|----------------|---------------------------|----------------------|
| RENTAL | Low Income (Public) | 1,550-1,600 |
| | Moderate Income 221(d)(3) | 7,115-7,455 |
| | Middle & Upper Income | 6,450-6,950 |
| | Subtotal | <u>15,115-16,005</u> |
| SALES | Sales Housing | 350-450 |
| | Subtotal Rental & Sales | <u>15,465-16,455</u> |
| REHABILITATION | Rehab Housing | 31,870 |
| TOTAL | | <u>47,335-48,325</u> |

b. Approximately 10,400 dwelling units were or will be cleared after 1960. Only 8,600 of these units were occupied. The 15,400 - 16,400 new units planned far exceeds the number of dwellings to be cleared. The rents of the new housing tend to be of a higher income level than that of the units cleared. This higher income and greater diversity of housing rentals created by the new housing are consistent with the goals of the General Plan.

3. Rehabilitation and Rent Supplements

Findings

a. By July of 1967, rehabilitation progress under the urban renewal program indicated that 3,700 dwelling units had been or were being rehabilitated and 7,900 dwellings had been inspected (primarily in the Washington Park renewal area).

b. Recently, the Boston City Council authorized the Boston Housing Authority to undertake the leasing of 1,000 units of existing housing for low rent accommodations (funded by Section 23 of the Federal Housing and Urban Development Act of 1965). As of July 1967, 130 units were leased in Boston.

c. The Rent Supplement Program administered by FHA will subsidize approximately 800 housing units for low rent occupancy in new and rehabilitated 221(d)(3) housing in Boston.

TABLE XI

THE URBAN RENEWAL PROGRAM IN THE CITY OF BOSTON, 1960-1975

| Project | 1960 (Census) Total No. of Units | After 1960 Individuals and Families Displaced | | New Housing Proposed | | | | Housing to be Rehabi- litated |
|--------------------------|---|---|-----------|----------------------|---------------------------------|----------------------------------|-----------------------|--|
| | | Units Cleared or to be Cleared | Displaced | Public | Moderate Rental 221(d)(3) | Middle and Upper Rental | Total | |
| Campus High (Early Land) | 1,677 | 632 | 384 | 200-250 | 200-350 | --- | 400-600 | a/ |
| CBD (Draft Plan) | 450 | --- | --- | --- | --- | 500-1,000 | 500-1,000 | a/ |
| Charlestown | 6,170 | 675 | 525 | 200 | 600 | --- | 1,100-1,200 | 5,703 |
| Fenway | 7,885 | 466 | 817 | 100 | 900 ^{a/} | --- | 3,000 | 3,693 |
| Government Center | 584 | 584 | 440 | --- | --- | 1,500 | --- | --- |
| North Harvard | 80 | 56 | 56 | --- | 140-280 | --- | 140-280 | 14 |
| South Cove | 1,287 | 281 | 587 | --- | 600-650 | 50 | 650-700 | 639 |
| South End | 20,489 | 5,215 | 3,542 | 800 ^{a/} | 3,000 ^{b/} | 300 | 4,100 | 15,489 |
| Washington Park | 8,881 | 2,502 | 2,252 | 250 | 1,350 | --- | 1,550 | 5,703 |
| Waterfront | 80 | --- | --- | --- | 325 | 1,700 | 2,025 | 633 |
| West End | d/ | d/ | d/ | --- | --- | 2,400 | 2,400 | --- |
| TOTAL | 47,563 | 10,411 | 8,603 | 1,550-1,600 | 7,115-7,455 | 6,450-6,950 | 350-450 15,865-16,855 | 31,871 |

a/ Not yet determined.

b/ Includes 500 units of CFA 202 housing proposed for the elderly and 400 units of 221(d)(3) housing.

c/ Includes Castle Square.

d/ Relocation had been substantially completed prior to 1960 in the West End.

SOURCES: The sources used for the above data were Urban Renewal Documents and the best estimates available on new housing being planned.

The rent supplement and leasing program will subsidize some moderate income housing for low rent occupancy. If up to 20% of total moderate income housing units were supplemented or leased, 1,230-1,370 units of low rent housing will be created.

4. Relocation Needs and the Availability of Rehousing

Findings

a. As indicated in Table XII, Page 59, it is estimated that between 1966 and 1973, a total of 5,800 families and individuals will need to be rehoused because of urban renewal displacement in Boston.

b. As noted in Table XIII, Page 60, more than half of these relocatees will require small dwellings with no more than one bedroom and only 315 households will require dwellings with four or more bedrooms.

c. In terms of rent levels, the following rehousing resources will be required by relocatees over a seven-year period.

TYPE OF REHOUSING REQUIRED, 1966-1973

| | <u>No. of Units</u> |
|---|---------------------|
| Public Housing | 1,600 |
| Private Housing with Rentals Below \$80/month | 1,900 |
| Private Housing with Rentals Above \$80/month (221(d)(3)) | 1,700 |
| Sales Housing | 700 |
| | <hr/> |
| TOTAL | <u>5,900</u> |

d. As shown in Table XIV, page 61, there are a number of ways to rehouse these 5,900 families:

- 1) the housing which is scheduled to be constructed or rehabilitated as part of the renewal program;
- 2) the existing supply of standard housing vacancies in the City;
- 3) housing which becomes available annually due to the City's housing turnover.

e. It is readily apparent that the housing construction scheduled in renewal areas is more than adequate to meet the rehousing demand, with the exception of sales housing. The demand for 1,600 public housing units and 1,900 low rental private units can be met adequately by the new public and 221(d)(3) housing planned (assuming that programs of rent subsidy are continued for approximately 20% to 25% of the 221(d)(3), and by the leasing of existing housing for low income families as planned by the Boston Housing Authority). The demand for 1,700 moderate-income units can be more than adequately met by the 221(d)(3) housing currently planned. In short, all relocation housing needs, with the exception of sales housing can be adequately met within renewal areas.

f. Even with the above indications, the question of the timing of the availability of relocation housing will remain a problem. To offset this, two factors lend evidence which indicate that this problem will be resolved.

First, of the 35,000 standard units which are available yearly because of the City's housing turnover, it can be assumed that a portion of this turnover supply will satisfy the demands for rehousing by urban renewal re-locatees.

ESTIMATED ANNUAL TURNOVER OF STANDARD RENTAL HOUSING
IN BOSTON (1965)

| | |
|--|-----------------------------|
| Public Housing | 1,900 D.U.'s* |
| Private Housing with Rentals Below \$80/month | 15,400 D.U.'s** |
| Private Housing with Rentals Above \$80/ month | <u>18,300 D.U.'s**</u> |
| | <u><u>35,600 D.U.'s</u></u> |

*Source: Public Housing Authority

**Source: Turnover based on 1965 Police Census

Second, the continuing supply of vacant standard housing in the City offers opportunities for rehousing in situations where the demand for rehousing exceeds the supply of new or available rehabilitated housing within renewal areas. In 1960, at the time of the Federal Census, there were 9,300 vacant and available dwelling units in the City. Of these 6,300 were in standard condition. There is no evidence which would indicate that the supply of vacant standard housing has changed appreciably since 1960.

| Project | Total Families | Total Units | In- vacants | Families | Housing Required | | |
|-----------------|-------------------|----------------|----------------|----------|------------------|---------|-------|
| | | | | | Public | Private | Other |
| Charlottesville | 2 yrs. | 300 | 180 | 240 | 120 | 200 | 100 |
| South Gate | 2 yrs. | 100 | 100 | 40 | 120 | 40 | 0 |
| South End | 2 yrs. | 1,100 | 1,000 | 1,100 | 700 | 2,000 | 400 |
| Kenney | 2 yrs. | 200 | 100 | 40 | 80 | 30 | 0 |
| Temple Hill | 2 yrs. | 200 | 0 | 200 | 100 | 100 | 0 |
| Total | | 2,000 | 2,280 | 2,000 | 1,200 | 2,300 | 500 |

NOTES: Based on U.S.A. estimates submitted in Loan & Grant Applications for renewal projects. Does not include lower level and emergency displacements—estimated at 1,500 families and individuals to be displaced within a 3-year period.

TABLE XII

TOTAL RELOCATION, 1966-1973

| Project | Total Period | Total Load | Individuals | Families | Estimated Required Resources | | |
|-------------|--------------|------------|-------------|----------|------------------------------|---------|-------|
| | | | | | Public | Private | Sales |
| Charlestown | 4 yrs. | 525 | 183 | 342 | 131 | 258 | 136 |
| South Cove | 2 yrs. | 587 | 150 | 437 | 112 | 433 | 42 |
| South End | 7 yrs. | 3,550 | 1,820 | 1,730 | 745 | 2,390 | 415 |
| Fenway | 4 yrs. | 847 | 372 | 475 | 407 | 381 | 59 |
| Campus High | 2 yrs. | 384 | 85 | 299 | 195 | 138 | 51 |
| Total | | 5,893 | 2,610 | 3,283 | 1,590 | 3,600 | 703 |

SOURCE: Based on B.R.A. estimates contained in Loan & Grant Applications for renewal projects. Does not include Inner Belt and Southwest displacement--estimated at 1,500 families and individuals to be displaced within a 3-year period.

TABLE III

TOTAL RELOCATION, 1966-1972

| Project | Total Period | Total Loss | Indi- viduals | Families | Estimated Relocated Households | Public Private Ratio |
|---------------|-----------------|---------------|------------------|----------|-----------------------------------|----------------------|
| Chattahoochee | 4 yrs. | 353 | 183 | 366 | 131 | 2.58 |
| South Cove | 3 yrs. | 281 | 130 | 437 | 113 | 4.23 |
| South End | 7 yrs. | 1,720 | 1,320 | 1,730 | 742 | 2.33 |
| Kenney | 4 yrs. | 847 | 375 | 612 | 407 | 2.01 |
| Chapman Ridge | 3 yrs. | 388 | 83 | 239 | 132 | 1.80 |
| Total | | 3,689 | 2,621 | 3,383 | 1,595 | 2.10 |

NOTE: Based on B.R.A. estimates contained in Loss & Grant Applications for removal projects. Does not include Lacey Hill and Southwest Alignment--estimated at 1,300 families and individuals to be displaced within a 3-year period.

TABLE XIII

REHOUSING FOR RELOCATEES, 1966-1973

| Type of Housing Required | Total No. of Households | 1-BR | 2-BR | 3-BR | 4-BR | 5-BR |
|-------------------------------------|-------------------------------|-------|-------|------|------|------|
| Public Housing | 1,590 | 744 | 316 | 205 | 69 | 56 |
| Private Rental Housing: | | | | | | |
| *Rentals Below 221(d)(3) Level | 1,926 | 1,288 | 337 | 222 | 50 | 29 |
| Rentals Above or At 221(d)(3) Level | 1,674 | 1,292 | 325 | 41 | 10 | 6 |
| Sales Housing | 703 | 49 | 368 | 191 | 45 | 50 |
| Total | 5,893 | 3,373 | 1,346 | 659 | 174 | 141 |

* For estimating purposes 221(d)(3) rentals and above were considered at \$80/month for 1-BR, \$90/month for 2-BR, \$110-\$130/month for 3-BR or more.

Does not include 1,500 families and individuals to be displaced by the Inner Belt and Southwest Expressway.

SOURCE: Estimates contained in Loan & Grant Applications.

TABLE XIV

NEW HOUSING, TURNOVER, AND VACANCIES, RELATED TO REHOUSING NEED

| | Type of Housing | | | | Total |
|--|-----------------|--------------------|---------------------------------|-------------------------------|---------------|
| | Public Housing | Private Low Income | 221(d)(3) Moderate Rental Level | Middle & Upper Income Rentals | |
| Total Renewal Rehousing Need (1966-1973) | 1,590 | 1,926 | 1,674 | 703 | 5,893 |
| New Housing Proposed in Eleven Urban Renewal Areas (March 1967-1973) | 1,550-1,600 | * | *6,000-7,000 | 5,000-5,500 | 12,900-14,550 |
| Annual Turnover in 1965 for the City of Boston (one year) | 1,900 | 15,400 | 18,300 | Not Est. | 35,600 |
| Standard Condition of Vacant Housing in City of Boston, (1960) | | | 6,333 | | 6,333 |

* If 20-25% of the 221(d)(3) units are rent-subsidized, between 1,200 and 1,700 dwellings of low rent can be created. Also 31,870 existing dwelling units are and will be rehabilitated in renewal areas, with many of these units retaining their low rentals and many being presently vacant.

TABLE XV

UNIT TURNOVER IN STANDARD PRIVATE RENTAL HOUSING, 1965

| Gross Monthly Rental Cost | Total | Number of Bedrooms | | | | |
|------------------------------|--------|--------------------|--------|-------|-------|--------------|
| | | 1 | 2 | 3 | 4 | 5 or more |
| Under \$40 | 909 | 703 | 172 | 26 | 6 | 2 |
| \$40-\$49 | 2,055 | 1,128 | 750 | 134 | 32 | 11 |
| \$50-\$59 | 2,926 | 1,160 | 1,230 | 389 | 114 | 33 |
| \$60-\$69 | 4,183 | 1,480 | 1,746 | 674 | 222 | 61 |
| \$70-\$79 | 5,322 | 1,789 | 2,004 | 1,012 | 418 | 99 |
| \$80-\$89 | 5,607 | 1,331 | 2,115 | 1,331 | 643 | 187 |
| \$90-\$99 | 4,887 | 1,160 | 1,845 | 1,159 | 561 | 162 |
| \$100 and over | 7,800 | 1,895 | 2,435 | 1,642 | 1,171 | 657 |
| TOTAL | 33,689 | 10,646 | 12,297 | 6,367 | 3,167 | 1,212 |

SOURCE: Police Census 1966 List of Residents, 20 years of age and over, by B.R.A. Relocation Department.

TABLE IV

UNIT TURNOVER IN STANDARD PRIVATE HOSPITAL BUILDING, 1962

| Gross Monthly Hospital Cost | Total | Number of Bedrooms | | | |
|--------------------------------|--------|--------------------|--------|-------|-----------|
| | | 1 | 2 | 3 | 4 or more |
| Under \$10 | 908 | 703 | 175 | 30 | 9 |
| \$10-\$19 | 4,022 | 1,128 | 150 | 134 | 11 |
| \$20-\$29 | 1,926 | 1,160 | 1,230 | 309 | 13 |
| \$30-\$39 | 2,163 | 1,160 | 1,416 | 641 | 17 |
| \$40-\$49 | 2,352 | 1,165 | 1,601 | 1,012 | 32 |
| \$50-\$59 | 2,601 | 1,331 | 2,118 | 1,331 | 107 |
| \$60-\$69 | 4,687 | 1,160 | 1,612 | 1,159 | 162 |
| \$70 and over | 2,800 | 1,692 | 2,432 | 1,612 | 627 |
| TOTAL | 22,619 | 10,616 | 15,797 | 6,367 | 1,512 |

SOURCE: Follow Census 1960 List of Hospitals, 50 years of age and over, by U.S.A. Information Department.

TABLE XVI

REVENUE FROM TAXES AND PUBLIC UTILITIES IN WISCONSIN
1961

| Location | Development | | Residing Units | | Per- centage Increase 1959- 1961 | |
|---------------------|-------------|---------------------|----------------|---------|--|-------|
| | No. | Name | Family | Student | | |
| CHICAGO AREA | | | | | | |
| Charlestown | 2-4 | Charlestown | 1,143 | — | 133 | 9.7% |
| Evanston-Northbrook | 2-5 | Oakland Park | 776 | — | 103 | 13.3% |
| | 2-6 | Waukegan Street | 200 | — | 20 | 10.0% |
| | 2-29 | Lin Hill | — | 25 | 4 | 9.0% |
| Forest Hill-Forest | 2-3 | Forest Hill | 1,000 | — | 150 | 15.0% |
| | 2-14 | Forest Hill Ex. | 240 | — | 57 | 23.8% |
| East Boston | 2-8 | East Boston | 814 | — | 73 | 9.0% |
| North Boston | 2-25 | (Old North Village) | 1,425 | — | 50 | 3.5% |
| | | Williamson Street | — | — | — | — |
| | 2-26 | Old Village | 873 | — | 87 | 10.0% |
| North End | 200-1 | Brookway | 307 | — | 139 | 45.3% |
| | 2-4 | Leach Street | 306 | — | 10 | 3.3% |
| | 2-6 | North End | 307 | — | 36 | 11.7% |
| South End | 200-2 | Quincy | 79 | — | 5 | 6.3% |
| | 2-7 | South Street | 419 | — | 72 | 17.2% |
| | 2-10 | Wendell Park | 713 | — | 127 | 17.8% |
| | 2-27 | Kirkland Street | — | 44 | 0 | 0.0% |
| | 2-28 | Paul Street | — | 44 | 0 | 0.0% |
| South End | 200-12 | South Street | 130 | — | 17 | 13.1% |
| | Subtotal | | 9,154 | 104 | 1,101 | |
| DETROIT AREA | | | | | | |
| Brighton | 2-3 | Washington Street | — | 20 | 4 | 20.0% |
| | 200-1 | Chrysler Bldg. | 640 | — | 15 | 2.3% |
| | 200-4 | Forest | 258 | — | 31 | 12.0% |
| Downtown | 2-9 | Franklin Hall | 873 | — | 14 | 1.6% |
| | 2-20 | Columbia Park | 1,304 | — | 203 | 15.6% |
| | 2-27 | Ann Arbor | — | 44 | 3 | 6.8% |

continued -

TABLE XVI

EXISTING PUBLIC HOUSING AND PUBLIC HOUSING VACANCIES IN BOSTON
1965

| Location | Development | | Dwelling Units | | | |
|--------------------------|-------------|--|----------------|---------|------------------------|-------------------------|
| | No. | Name | Family | Elderly | Vacated During 1965 | Pct. Vacated 1965 |
| GNRP AREAS | | | | | | |
| Charlestown | 2-1 | Charlestown | 1,148 | --- | 113 | 9.8% |
| Roxbury-North Dorchester | 2-5 | Orchard Park | 774 | --- | 103 | 13.3% |
| | 2-11 | Whittier Street | 200 | --- | 20 | 10.0% |
| | 2-29 | Elm Hill | ----- | 86 | 4 | 4.6% |
| Parker Hill-Fenway | 2-3 | Mission Hill | 1,022 | --- | 136 | 13.3% |
| | 2-14 | Mission Hill Ext. | 586 | --- | 67 | 11.4% |
| East Boston | 2-8 | East Boston | 414 | --- | 72 | 17.3% |
| South Boston | 2-23 | (Old Harbor Village) McCormack Houses | 1,016 | --- | 81 | 8.0% |
| | 2-24 | Old Colony | 873 | --- | 107 | 12.2% |
| | 200-1 | Broadway | 967 | --- | 184 | 19.0% |
| South End | 2-4 | Lenox Street | 306 | --- | 19 | 6.2% |
| | 2-6 | South End | 507 | --- | 56 | 11.0% |
| | 200-2 | Camden | 72 | --- | 5 | 7.0% |
| Jamaica Plain | 2-7 | Heath Street | 414 | --- | 72 | 17.3% |
| | 2-19 | Bromley Park | 723 | --- | 127 | 17.5% |
| | 2-25 | Bickford Street | ----- | 64 | 8 | 12.5% |
| | 2-26 | Pond Street | ----- | 44 | 0 | 0 |
| | 200-12 | South Street | 132 | --- | 17 | 12.8% |
| Subtotal | | | 9,154 | 194 | 1,191 | |
| IMPROVEMENT AREAS | | | | | | |
| Brighton | 2-35 | Washington Street | ----- | 82 | 4 | 4.8% |
| | 200-3 | Commonwealth | 648 | --- | 55 | 8.4% |
| | 200-4 | Faneuil | 258 | --- | 39 | 15.1% |
| Dorchester | 2-9 | Franklin Hill | 375 | --- | 43 | 11.4% |
| | 2-20 | Columbia Point | 1,504 | --- | 282 | 19.4% |
| | 2-27 | Annapolis | ----- | 56 | 3 | 5.3% |

- continued -

TABLE XVI

EXISTING PUBLIC HOUSING AND PUBLIC HOUSING VACANCIES IN BOSTON
1967

| Location | No. | Development Name | Existing Units | | |
|--------------------------|--------|---|----------------|------------------|-------|
| | | | Family Housing | Assisted Housing | Total |
| WEST AREA | | | | | |
| Charlestown | 2-4 | Charlestown | 1,148 | --- | 113 |
| Roxbury-North Dorchester | 2-5 | Overland Park | 74 | --- | 103 |
| | 2-11 | Walter Street | 200 | --- | 20 |
| | 2-20 | Ken Hill | --- | 85 | 4 |
| Roxbury Hill-Roseway | 2-3 | Meadow Hill | 1,025 | --- | 135 |
| | 2-14 | Meadow Hill East | 308 | --- | 51 |
| East Boston | 2-8 | East Boston | 414 | --- | 78 |
| South Boston | 2-23 | (Old Harbor Village) Neighborhood House | 1,016 | --- | 81 |
| | 2-24 | Old Colony | 875 | --- | 107 |
| | 200-1 | Bowdoin | 987 | --- | 184 |
| South End | 2-4 | Lenox Street | 302 | --- | 19 |
| | 2-5 | South End | 307 | --- | 26 |
| | 200-2 | London | 75 | --- | 2 |
| Jamaica Plain | 2-7 | Beach Street | 411 | --- | 15 |
| | 2-13 | Brimley Park | 753 | --- | 157 |
| | 2-25 | Beulah Street | --- | 49 | 8 |
| | 2-26 | Irish Street | --- | 44 | 0 |
| | 200-12 | South Street | 135 | --- | 17 |
| Total | | | 9,156 | 194 | 1,100 |
| DEVELOPMENT AREAS | | | | | |
| Brighton | 2-35 | Washington Street | --- | 85 | 4 |
| | 200-3 | Longwood | 648 | --- | 12 |
| | 200-4 | Marshall | 829 | --- | 30 |
| Dorchester | 2-9 | Franklin Hill | 375 | --- | 43 |
| | 2-20 | Columbia Point | 1,504 | --- | 285 |
| | 2-27 | Annapolis | --- | 35 | 3 |

- continued -

TABLE XVI

EXISTING PUBLIC HOUSING AND PUBLIC HOUSING VACANCIES
IN BOSTON, 1965 - Continued

| Location | Development | | Dwelling Units | | |
|------------------|-------------|--------------------|----------------|---------|-----------------|
| | No. | Name | Family | Elderly | Pct. Vacated |
| | | | | | During 1965 |
| Dorchester-Cont. | 2-28 | Ashmont | ----- | 54 | 1 |
| | 200-10 | Morton Street | 251 | --- | 35 |
| | 200-11 | Franklin Field | ----- | 80) | 13 |
| | 667-2 | Ames Street | ----- | 80) | 8.1% |
| Roslindale | 2-13 | Washington & Beech | 274 | --- | 56 |
| | 200-7 | Archdale | 288 | --- | 44 |
| Hyde Park | 200-5 | Fairmont | 202 | --- | 32 |
| Orient Heights | 200-8 | Orient Heights | 354 | --- | 100 |
| Subtotal | | | 4,154 | 352 | 707 |
| GRAND TOTAL | | | 13,308 | 546 | 1,898 |

Note: Since 1965, only new housing constructed in Boston was the Chestnut Hill Project for the elderly in Brighton with 64 units (occupied October 1966).

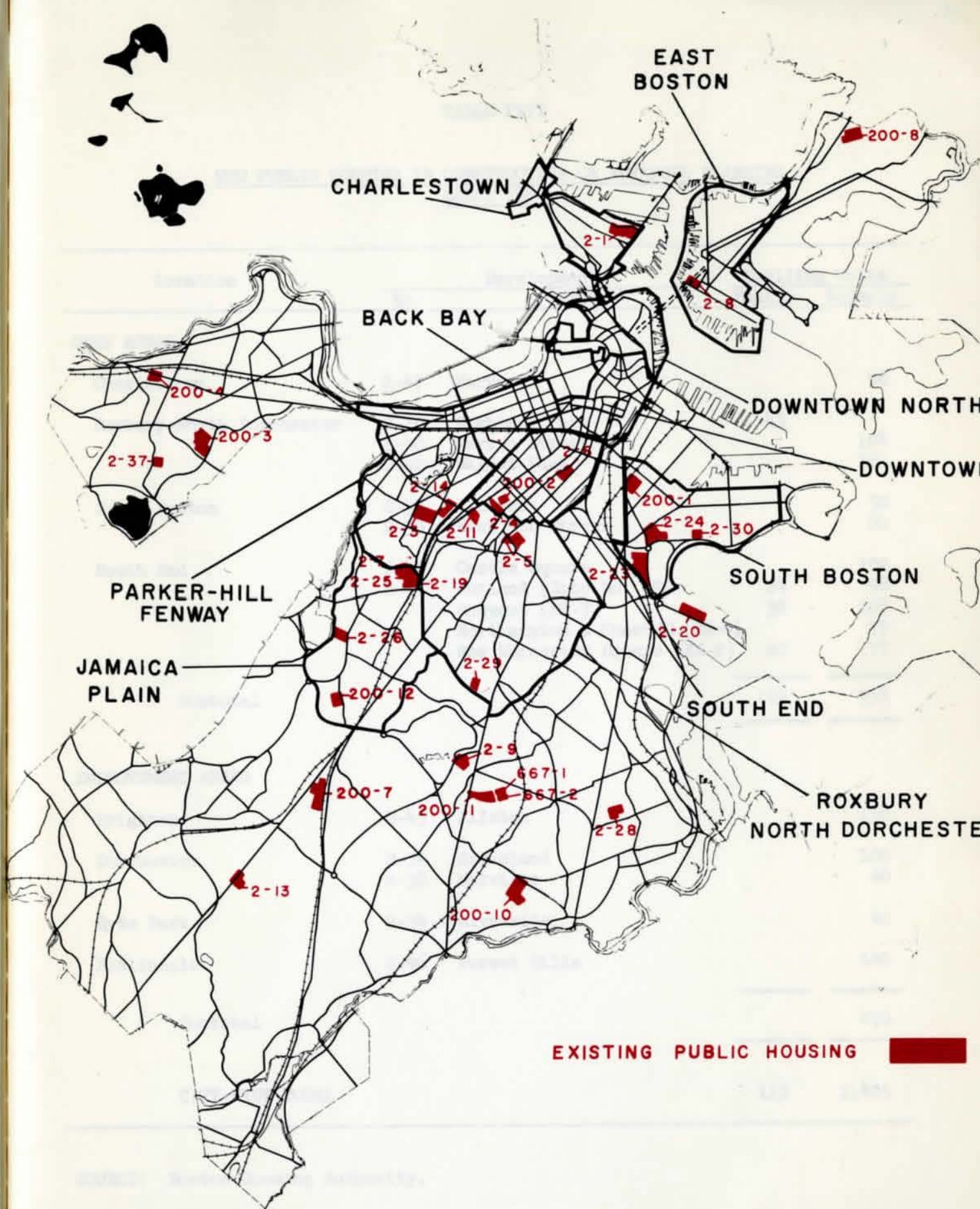


TABLE XVII

NEW PUBLIC HOUSING IN CONSTRUCTION OR ADVANCED PLANNING
MARCH 1967

| Location | Development | | Dwelling Units | |
|--------------------------|-------------|-------------------------------|----------------|---------|
| | No. | Name | Family | Elderly |
| GMRP AREAS | | | | |
| Charlestown | 2-47 | Harvard | | 96 |
| Roxbury-North Dorchester | 2-39 | Highland Park | 43 | |
| | 2-40 | Warren Street | | 104 |
| | 2-42 | Walnut Park | | 161 |
| South Boston | 2-33 | J Street | | 50 |
| | 2-36 | West 9th Street | | 82 |
| South End | 2-41 | Castle Square | | 102 |
| | 2-44 | Rutland (Site No. 12) | 24 | 98 |
| | | Shawmut (RE-7) | 32 | 108 |
| | | Northampton & Conet Pl.(RE-4) | | 77 |
| | | New Worcester Square (RE-2) | 20 | 77 |
| Subtotal | | | 119 | 955 |
| IMPROVEMENT AREAS | | | | |
| Brighton | 2-45 | Allston | | 150 |
| Dorchester | 2-32 | Groveland | | 100 |
| | 2-38 | Melville | | 40 |
| Hyde Park | 2-34 | Riverside | | 40 |
| Roslindale | 2-46 | Forest Hills | | 140 |
| Subtotal | | | | 470 |
| CITY-WIDE TOTAL | | | 119 | 1,425 |

SOURCE: Boston Housing Authority.

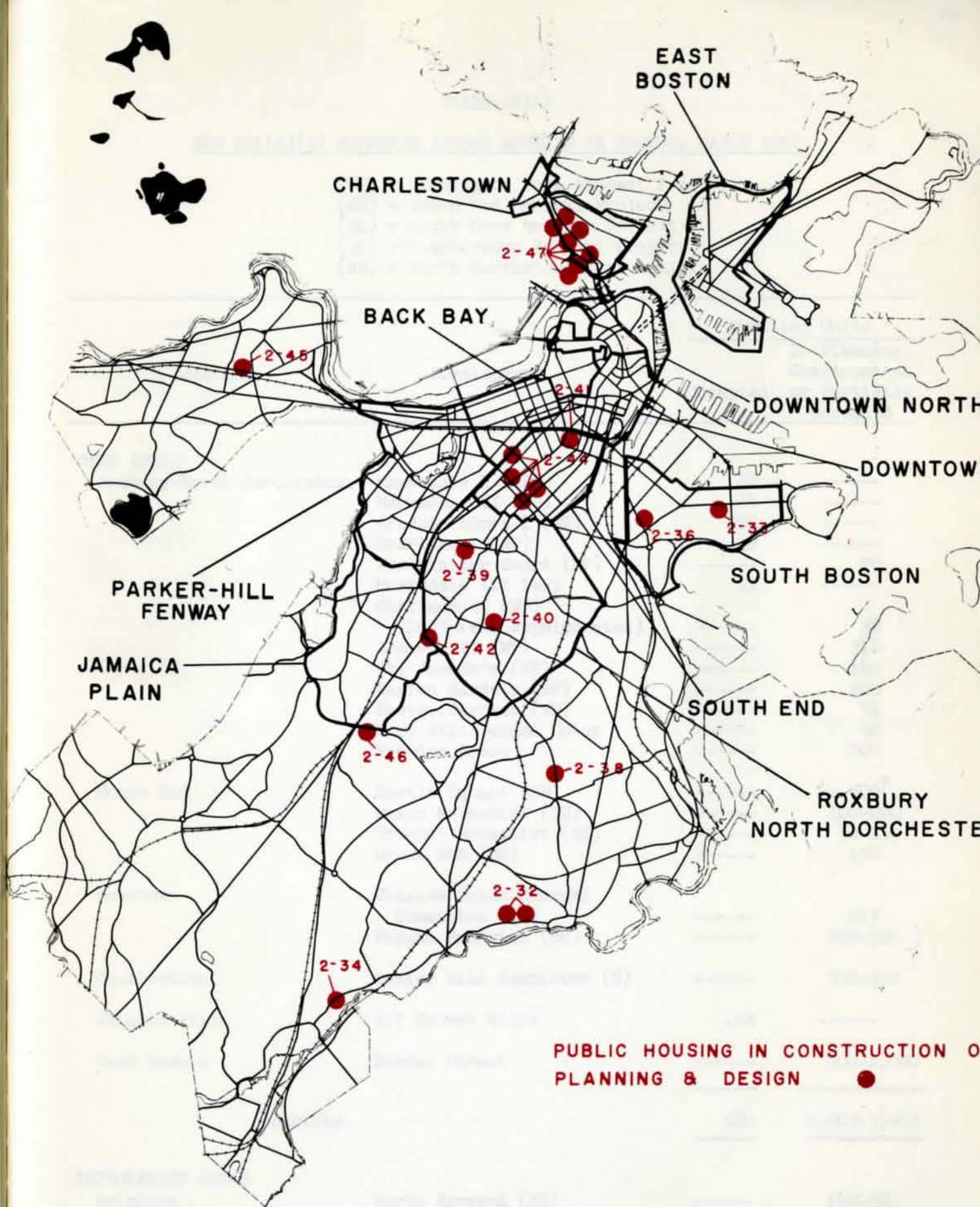


TABLE XVIII

NEW 221(d)(3) MODERATE INCOME HOUSING IN BOSTON, MARCH 1967

(WP) = Washington Park Renewal Project
 (SE) = South End Renewal Project
 (SC) = South Cove Renewal Project
 (C) = Charlestown Renewal Project
 (NH) = North Harvard Renewal Project

| Location | Development | Dwelling Units | |
|--------------------------|---|----------------|--|
| | | Occupied | In Planning, Construction or Partially Occupied |
| GNRP AREAS | | | |
| Roxbury-North Dorchester | Marksdale I (WP) | 82 | ----- |
| | Marksdale II (WP) | 84 | ----- |
| | Academy Homes I (WP) | 202 | ----- |
| | Charlame I (WP) | 92 | ----- |
| | Westminster Court (WP) | ----- | 70 |
| | Marksdale III (WP) | 12 | ----- |
| | Charlame II (WP) | | |
| | (100% rent supplemented) | ----- | 38 |
| | Academy II (WP) | ----- | 316 |
| | St. Joseph's (WP) | ----- | 140 |
| | Warren Gardens (WP) | ----- | 228 |
| | Hester Gardens (WP) | ----- | 54 |
| | Fort Hill Garden Co-op | ----- | 40 |
| | Freedom House | ----- | 200 |
| South End | Castle Square (SE) | ----- | 500* |
| | Union Methodist (SE) | ----- | 100-200 |
| | Tremont Methodist (SE) | ----- | 50-150 |
| | Grant AME (SE) | ----- | 150 |
| Downtown | Chinese Urban Renewal Committee (SC) | ----- | 217 |
| | Morgan Memorial (SC) | ----- | 200-300 |
| | | | |
| Charlestown | Bunker Hill Committee (C) | ----- | 200-300 |
| Jamaica Plain | 117 Forest Hills | 108 | ----- |
| East Boston | Border Street | ----- | 300-1,000 |
| | | | |
| | Subtotal | 580 | 2,803-3,903 |
| IMPROVEMENT AREAS | | | |
| Brighton | North Harvard (NH) | ----- | 140-280 |

- Continued -

TABLE XVIII -- NEW 221(d)(3) MODERATE INCOME HOUSING IN BOSTON, MARCH 1967

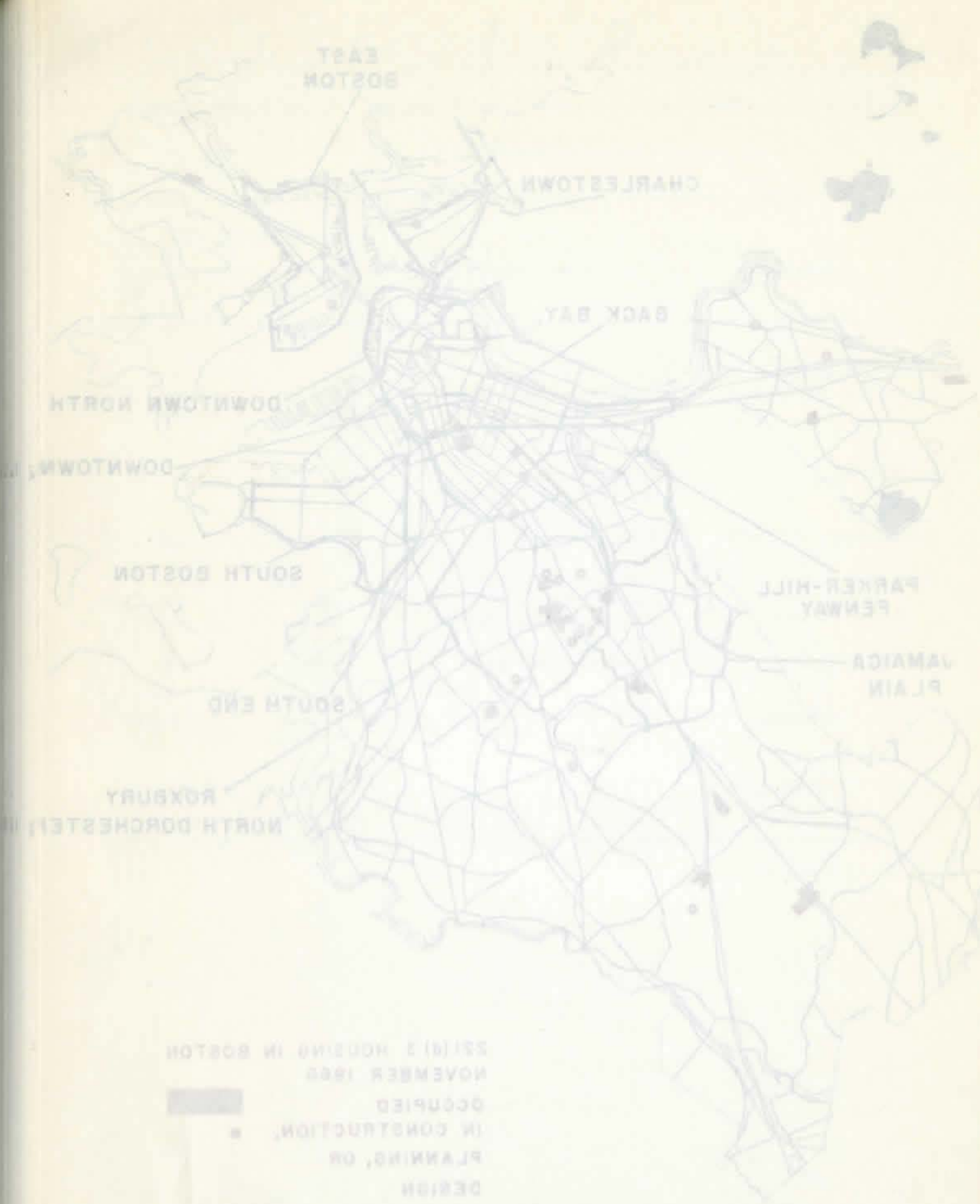
- Continued -

| Location | Development | Dwelling Units | |
|----------------------|-----------------------|----------------|--|
| | | Occupied | In Planning, Construction or Partially Occupied |
| IMPROVEMENT AREAS | | | |
| Brighton - continued | Waverly Apartments | ----- | 103 |
| | Camelot Court | ----- | 160 |
| | Village Manor | ----- | 65 |
| Dorchester | Geneva Apartments I | 60 | ----- |
| | Geneva Apartments II | ----- | 45 |
| Roslindale | Florence Apartments | ----- | 138 |
| Hyde Park | High Point Village | 540 | ----- |
| | Cummin Towers | ----- | 240 |
| | Georgetown Apartments | ----- | 600 |
| Orient Heights | Brandywine Village | ----- | 402 |
| Subtotal | | 600 | 1,893-2,033 |
| GRAND TOTAL | | 1,180 | 4,696-5,936 |

* Partially occupied.

221(d)(3) HOUSING IN BOSTON
 NOVEMBER 1966
 OCCUPIED
 IN CONSTRUCTION,
 PLANNING, OR
 DESIGN





231(1) 3 HOUSING IN BOSTON
NOVEMBER 1965
OCCUPIED
IN CONSTRUCTION, PLANNING, OR
DESIGN

TABLE XIX

RECENT MIDDLE AND UPPER INCOME HOUSING IN BOSTON(Developments over 100 dwelling units--built
or with building permits)

| Location | Development Name | No. of Units |
|--------------------|-------------------------------|--------------|
| Back Bay | Prudential | 1,125 |
| | 176-80 Beacon Street | 130 |
| Parker Hill-Fenway | Kenmore Square Apartments | 151 |
| | Back Bay Towers (Whitney St.) | 146 |
| | Charlesbank (Whitney St.) | 276 |
| Jamaica Plain | Jamaicaway Terrace Apartments | 282 |
| CBD | Tremont on the Common | 376 |
| South Boston | Pier 2 | 1,200 |
| West End | Charles River Park | 1,413 |
| West Roxbury | Blueledge Road | 274 |
| | Highcrest Road | 182 |
| | Byron Road | 197 |
| | Brooklawn Park | 429 |
| | Grove Street | 108 |
| Brighton | Commonwealth Court | 127 |
| | 1935 Commonwealth Avenue | 170 |
| | Lake Shore Road | 352 |
| | Newton Street | 390 |
| Dorchester | 875 Morton Street | 208 |
| | Bismark Street | 240 |
| Hyde Park | Siera Road | 217 |
| Roslindale | 575 American Legion Highway | 126 |
| Total | | 8,119 |

TABLE XII

RECENT BUILDING AND OTHER WORKS BEING IN PROGRESS

(Development over 100 dwelling units--buildings or site building permits)

| Location | Development Name | No. of Units |
|--------------------|--|---------------------------------|
| East Bay | Prudential 175-80 Beacon Street | 1,100 130 |
| Forest Hill-Powers | Kennedy Square Apartments East Bay Towers (Walden St.) Chestnut (Walden St.) | 150 150 210 |
| Union Station | Emergency Terrace Apartments | 100 |
| City | Resort on the Common | 170 |
| South Boston | West 2 | 1,200 |
| West End | Charles River Park | 1,010 |
| West Endbury | Brookline Road Highway Road Green Road Brookline Park Green Street | 170 150 100 100 100 |
| Brighton | Commonwealth Court 100 Commonwealth Avenue Lake Grove Road Boston Street | 150 170 150 200 |
| Dorchester | 671 Myrtle Street Myrtle Street | 200 200 |
| High Park | High Road | 210 |
| Neighborhood | 175 Avenue Leona Highway | 100 |
| Total | | 8,110 |

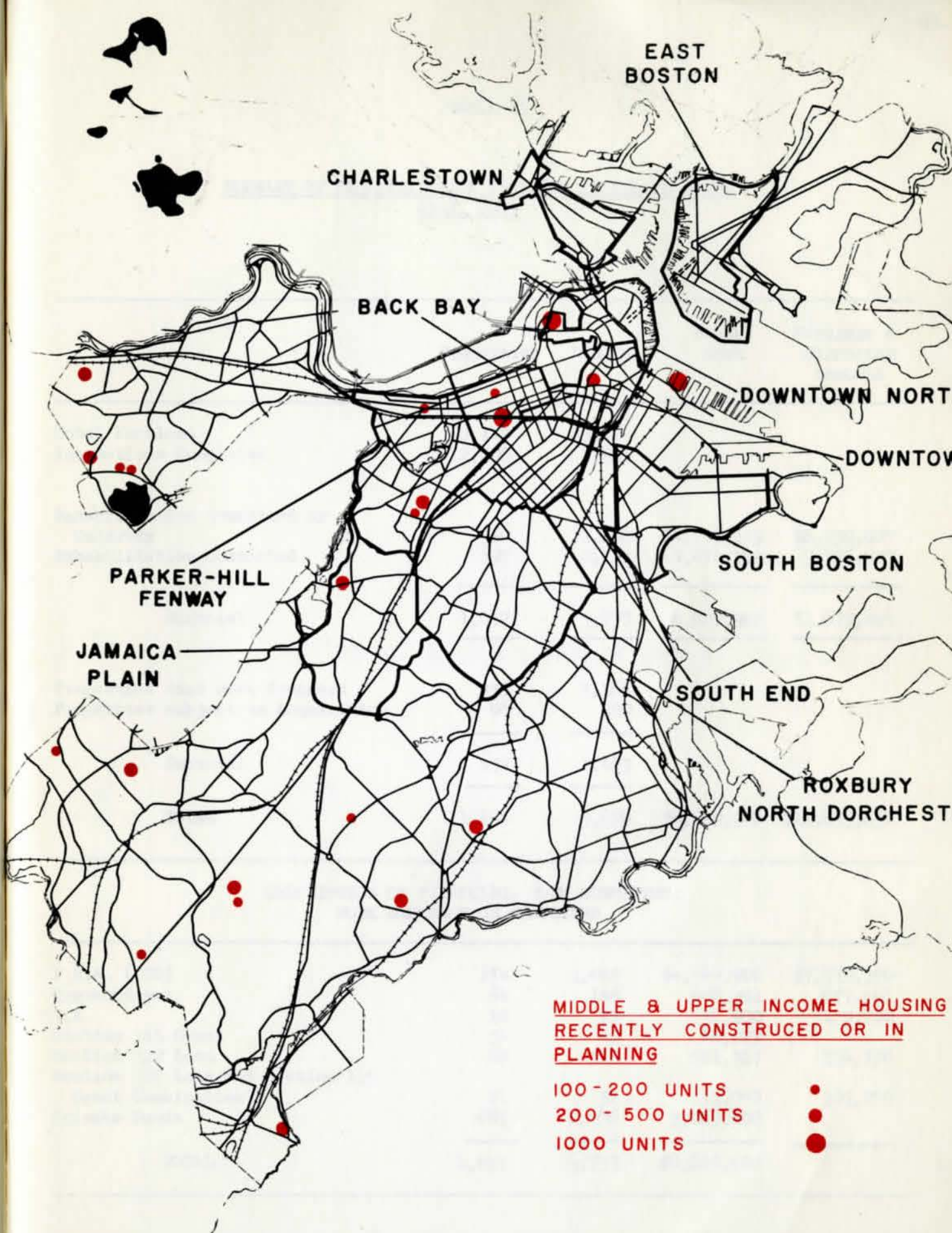


TABLE XX

SUMMARY OF REHABILITATION PROGRESS IN ALL PROJECTS
JULY, 1967

| | Properties | D.U.'s | Rehab Cost | Mortgage & Financing Amounts |
|---|------------|--------|---------------|------------------------------------|
| Total Workload | 8,142 | 33,824 | | |
| Inspections Completed | 2,200 | 7,901 | | |
| Rehabilitation Committed or Underway | 360 | 1,600 | \$4,755,149 | \$6,299,007 |
| Rehabilitation Completed | 697 | 2,137 | 4,074,773 | 5,376,627 |
| Subtotal | 1,057 | 3,737 | 8,829,922 | 11,675,634 |
| Properties that Meet Standard | 339 | 1,164 | | |
| Properties subject to Acquisition | 98 | 329 | | |
| Subtotal | 437 | 1,493 | | |
| TOTAL | 1,494 | 5,230 | \$8,829,922 | \$11,675,634 |

DESCRIPTION OF FINANCING, WORK COMMITTED,
 WORK UNDERWAY OR COMPLETED

| | | | | |
|---|-------|-------|-------------|-------------|
| F.H.A. (220) | 174 | 1,052 | \$4,444,908 | \$7,719,390 |
| Conventional | 64 | 148 | 608,301 | 677,761 |
| V.A. | 10 | 25 | 34,900 | 130,700 |
| Section 115 Grant | 34 | 49 | 48,229 | |
| Section 312 Loan | 69 | 115 | 511,117 | 554,150 |
| Section 312 Loan and Section 115 Grant Combination | 21 | 32 | 113,057 | 305,250 |
| Private Funds | 685 | 2,276 | 3,069,409 | |
| TOTAL | 1,057 | 3,737 | \$8,829,922 | |

SOURCE: Boston Redevelopment Authority

TABLE XXI

MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON

| Area | Development | No. of Dwelling Units | In Urban Renewal Areas | | | | Sponsor |
|-----------------|-----------------------|-----------------------------|------------------------|---------|-------------------|-------------------|------------------------------------|
| | | | Bed- room Sizes | Rent | (S) (M) (D) | (S) (M) (D) | |
| Washington Park | Marksdale I | <u>82</u> | | | | | |
| | Occupied May 1964 | 42 | 2-BR | \$ 85 | (S) | (S) | St. Mark Development Corporation |
| | | 28 | 3-BR | 95 | (M) | (M) | Marksdale Gardens, Inc. |
| | | 12 | 4-BR | 105 | (D) | (D) | Development Corp. of America (DCA) |
| Washington Park | Marksdale II | <u>84</u> | | | | | |
| | Occupied May 1965 | 44 | 2-BR | \$ 88 | (S) | (S) | St. Mark Development Corporation |
| | | 28 | 3-BR | 98 | (M) | (M) | Marksdale Gardens, Sect. II, Inc. |
| | | 12 | 4-BR | 108 | (D) | (D) | Development Corp. of America (DCA) |
| Washington Park | Academy Homes I | <u>202</u> | | | | | |
| | Occupied May 1965 | 22 | 1-BR | \$ 75 | (S) | (S) | Building Serv. Emp. International |
| | | 38 | 2-BR | 90 | | | Union, Local 254, AFL-CIO |
| | | 84 | 3-BR | 105-109 | (M) | (M) | BUSE, Boston, Inc. |
| | | 41 | 4-BR | 120-136 | (D) | (D) | Development Corp. of America (DCA) |
| | | 16 | 5-BR | 147 | | | |
| Washington Park | Charlame I | <u>92</u> | | | | | |
| | Occupied October 1964 | 24 | 2-BR | \$ 88 | (S) | (S) | Charles Street AME Church |
| | | 44 | 3-BR | 98 | (M) | (M) | Charlame Park Homes, Inc. |
| | | 24 | 4-BR | 109 | (D) | (D) | Gardner-Lamont Construction Co. |

- continued -

TABLE XXI -- MODERATE INCOME 221(a)(3) HOUSING IN THE CITY OF BOSTON - Continued

| Area | Development | No. of Dwelling Units | In Urban Renewal Areas | | | Sponsor |
|-----------------|---|-----------------------|------------------------------|--------------------------|-----------------------|--|
| | | | Bed-room Sizes | Rent | (S) (M) (D) | |
| Washington Park | Westminster Court | <u>70</u> | | | | |
| | Renting | 25 45 | 1-BR 2-BR | \$ 90 110 | (S) (M) (D) | Alvin R. Corbin Marksdale-Walnut, Inc. Development Corp. of America |
| | | | | | | |
| Washington Park | Marksdale III | <u>12</u> | | | | |
| | Occupied January 1967 | 8 2 2 | 2-BR 3-BR 4-BR | \$ 88 98 108 | (S) (M) (D) | St. Mark Development Corporation Marksdale Gardens, Sect. II, Inc. Development Corp. of America |
| | | | | | | |
| Washington Park | Charlame II | <u>38</u> | | | | |
| | Under construction; will be ready for occupancy Spring 1967 | 8 12 18 | 2-BR 3-BR 4-BR | To be 100% Rent Splmnt. | (S) (M) (D) | Charles Street AME Church Charlame Park Homes, Inc. Kay-Locke, Inc. |
| | | | | | | |
| Washington Park | Academy Homes II | <u>316</u> | | | | |
| | Under construction; will be ready for initial occupancy April 1967 as a co-operative. Accepting applications. | 22 84 130 80 | 1-BR 2-BR 3-BR 4-BR | \$ 75 85 95 110 | (S) (M) (D) | Development Corp. of America/ Building Serv. Employees International Union, Local 254, AFL-CIO Academy Cooperative Homes, Inc. Development Corp. of America |
| | | | | | | |

- continued -

TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

| Area | In Urban Renewal Areas | | | | | Sponsor |
|-----------------|---|--------------------------|--------------------------------------|----------------------------------|-------------|---|
| | Development | No. of Dwelling Units | Bed-room Sizes | Rent | (S) (M) (D) | |
| Washington Park | Site C-5 (St. Joseph's) | <u>140</u> | | | | |
| | In advanced FHA processing | | | | (S) (M) (D) | St. Joseph's Roman Catholic Church Not yet incorporated Beacon Construction Company |
| Washington Park | Warren Gardens | <u>228</u> | | | | |
| | Under construction as of March 1967 | 22 14 180 12 | Eff. 1-BR 3-BR 4-BR | | (S) (M) (D) | Beacon Redevelopment Corporation Warren Gardens, Inc. Starrett Bros. & Eken, Inc. |
| Washington Park | Hester Gardens | <u>54</u> | | | | |
| | In FHA processing; construction Summer 1967 | 2 10 24 12 6 | Eff. 1-BR 2-BR 3-BR 4-BR | \$ 80 90 103 113 125 | (S) (M) (D) | Twelfth Baptist Church Not yet incorporated Kay-Locke, Inc. |
| South End | Castle Square | <u>500</u> | | | | |
| | Renting | 144 159 132 65 | 1-BR 2-BR 3-BR 4-BR | \$ 88 97 107 117 | (S) (M) (D) | City Redevelopment Corporation Castle Square Associates Beacon Construction Company |

- continued -

TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

| Area | In Urban Renewal Areas | | | | | Sponsor | |
|------------|--|---|--------------------------------------|------|---------------------------------|--------------------------|--------------------------------|
| | Development | No. of Dwelling Units | Bed-room Sizes | Rent | (S) | (M) | (D) |
| South End | Union Methodist (Sites R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c) In early FHA processing | 100-200 | | | (S) | (M) | (D) |
| | | | | | Union Methodist Church | Union Church Homes, Inc. | Beacon Construction Company |
| South End | Tremont Methodist (Sites RC-4 and RC-5) In planning | 50-150 | | | (S) | (M) | (D) |
| | | | | | Tremont Methodist Church | Tremont Homes, Inc. | Fuller Construction Company |
| South End | Grant AME (Site 34) In early FHA processing | <u>150</u> 60 20 50 14 6 | 1-BR 2-BR 3-BR 4-BR 5-BR | | (S) | (M) | (D) |
| | | | | | Grant AME Church | Not yet incorporated | Kay-Locke Construction Company |
| South Cove | Chinese Urban Renewal Committee In planning | 217 | | | (S) | (M) | (D) |
| | | | | | Chinese Urban Renewal Committee | Not yet incorporated | Development Corp. of America |

- continued -

Inventory

to inventory

quantity

estimated weight

712

8
14
20
80
60
1-20

estimated weight

estimated weight

712

estimated weight

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712

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TABLE XXI -- MODERATE INCOME 221(a)(3) HOUSING IN THE CITY OF BOSTON - Continued

| Area | In Urban Renewal Areas | | | | | Sponsor | |
|-----------------|---|-----------------------|----------------|------|-------------|-----------------------------------|----------------------|
| | Development | No. of Dwelling Units | Bed-room Sizes | Rent | (S) (M) (D) | | |
| South Cove | Morgan Memorial (Site R-5) | 200-300 | | | (S) (M) (D) | Morgan Memorial | Not yet incorporated |
| | In planning | | | | | | Not yet selected |
| | | | | | | | |
| Charlestown | Bunker Hill Committee (Site R-1) | 250-300 | | | (S) (M) (D) | Charles-New Town, Inc. | Not yet incorporated |
| | Early FHA processing | | | | | First Hartford Realty Corp. | |
| | | | | | | | |
| North Harvard | North Harvard | 140-280 | | | (S) (M) (D) | Committee for North Harvard, Inc. | Not yet incorporated |
| | In early FHA processing | | | | | Veppi Construction Company | |
| | | | | | | | |
| Allston-Waverly | Waverly Apartments | 103 | | | (S) (M) (D) | New England Urban Dev. Corp. | |
| | Advanced FHA processing; construction anticipated | | | | | Waverly Apartments, Inc. | |
| | | | | | | Baltimore Contractors, Inc. | |

TOTAL NEW 221(a)(3) DWELLING UNITS IN RENEWAL PROJECTS: 2,978-3,468

- continued -

TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

| Area | Development | Outside Urban Renewal Areas | | | | | Sponsor |
|---------------------|--|-----------------------------|-----------------------|-------|-----|-----|---|
| | | No. of Dwelling Units | Bed- room Sizes | Rent | (S) | | |
| | | | | | (M) | (D) | |
| Hyde Park | High Point Village | <u>540</u> | | | | | First Realty Company |
| | Occupied | 210 | 1-BR | \$ 95 | | | |
| | | 194 | 2-BR | 114 | | | |
| | | 136 | 3-BR | 130 | | | |
| Hyde Park | George Town Apartments Preliminary negotiations | 600 | | | | | |
| Orient Heights | Brandywine Village | <u>402</u> | | | | | |
| | Advanced construction; oc- cupancy Summer 1967 | 140 | 1-BR | \$100 | | | First Realty Company |
| | | 145 | 2-BR | 119 | | | |
| | | 116 | 3-BR | 135 | | | |
| Jamaica Plain | 117 Forest Hills | <u>108</u> | | | | | |
| | Occupied | 89 | 2-BR | \$125 | | | Maurice Simon; New England Urban |
| | | 19 | 3-BR | 135 | | | |
| Rox.-No. Dorchester | Fort Hill Garden Co-op (in Highland Park) | <u>40</u> | | | | | |
| | In planning | 40 | 3-BR | \$132 | | | Maurice Simon; New England Urban Development Corp. |
| | | | | | | | |

- continued -

TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

| Area | Outside Urban Renewal Areas | | | | | Mortgagor (M) (D) Developer |
|------------|---|-----------------------------|-----------------------|-------|-----|---|
| | Development | No. of Dwelling Units | Bed- room Sizes | Rent | | |
| Brighton | Camelot Court | <u>160</u> | | | | |
| | Renting | 82 | 1-BR | \$100 | | First Realty Company |
| | | 65 | 2-BR | 116 | | |
| | | 12 | 3-BR | 132 | | |
| Brighton | Village Manor | <u>65</u> | | | | |
| | Under construction; to be ready for occupancy May 1967. | 28 | 2-BR | \$124 | (S) | Myron Widett Village Manor Trust |
| | | 36 | 3-BR | 141 | (M) | |
| | | | | | | |
| Dorchester | Geneva Apartments I | <u>60</u> | | | | |
| | | 2 | 1-BR | \$100 | | Alvan R. Corkin (Owner) |
| | | 52 | 2-BR | 112 | | |
| Dorchester | Geneva Apartments II | 45 | | | | Alvan R. Corkin (Owner) |
| | In FHA processing | | | | | |
| Roslindale | Florence Apartments | <u>138</u> | | | | |
| | Under construction; to be ready for occupancy August 1967 | 66 | 2-BR | \$118 | | Maurice Simon; New England Urban Development Corporation |
| | | 72 | 3-BR | 132 | | |
| | | | | | | |

- continued -

TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

| Area | Outside Urban Renewal Areas | | | | |
|--|-----------------------------|-----------------------|----------------|--------------|---------------------|
| | Development | No. of Dwelling Units | Bed-room Sizes | Rent (M) (D) | Mortgagor Developer |
| Roxbury-North Dorchester | Freedom House | 200 | | | Freedom House |
| | In planning | | | | |
| | Border Street | 300-1000 | | | |
| East Boston | In preliminary planning | | | | I. Wasserman |
| | | | | | |
| TOTAL 221(d)(3) DWELLING UNITS OUTSIDE RENEWAL PROJECTS: | | | | | 2,946-3,646 |

CL.STACK HD 7304 .B7 .B7 1967
Housing in Boston /
Boston Redevelopment Authority.
CL.STACK HD7304.B7 .B7 1967

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